PICK-UP

PREPARED BY BARNEY B. REGEN, 110 MATHIS DRIVE, DICKSON, TN 37055

Map 117-8 Parcel 142

Instr:200006230062775 Page: 1 OF 4
REC'D FOR REC 06/23/2000 2:26:18PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of our mutual love and affection, and for no monetary consideration, and for the purpose of continuing our tenancy in common with right of survivorship, we, **Samuel M. Regen** and **David M. Regen**, hereby convey and quitclaim unto **Barney B. Regen, Trustee**, his successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, privileges, tenements, and hereditaments thereto belonging or in any manner appertaining, and subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, **Barney B. Regen, Trustee**, for the purpose of carrying out the intent of this conveyance, hereby convey and quitclaim unto **Samuel M. Regen** a four-fifths (4/5) undivided interest in the Property, and to **David M. Regen** a one-fifth (1/5) undivided interest in the Property, as tenants in common with right of survivorship, together with all rights, privileges, tenements, and hereditaments thereto belonging or in any manner appertaining, and subject to the same limitations, restrictions, and encumbrances referred to above.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of June, 2000.

Samuel M. Regen

David M. Regen

Barney B. Regen, Trustee

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Samuel M. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Francisco, California, this 13 day of June, 2000.

Notary Public

My Commission Expires:

12/26/02

LEE HARTSHAW
Commission # 1203368
Notary Public - California
San Francisco County
My Comm. Expires Dec 26, 2002

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David M. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 12th day of June, 2000.

Notary Public

My Commission Expires:

Sept. 17, 2001

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barney B. Regen, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 22nd day of June, 2000.

Notary Public

My Commission Expires:

~~2/24/03~~ Sept. 17, 2001

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 22nd day of June, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DICKSON COUNTY

My Commission Expires:

Sept. 17, 2001

NAME AND ADDRESS OF OWNER:

David M. Regen
4342 Sneed Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO:

David M. Regen
4342 Sneed Avenue
Nashville, Tennessee 37215

EXHIBIT A

Description of Property

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 173 on the Map of Victoria Place, of record in Book 332 at page 10 in the Register's Office of Davidson County, Tennessee. Lot No. 173 fronts 60.00 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140.00 feet to an alley.

Being the same property in which a two-thirds undivided interest was conveyed to Samuel M. Regen and a one-third undivided interest was conveyed to David M. Regen by quitclaim deed from Barney B. Regen, Trustee, dated December 27, 1999, of record as Instrument No. 200001030000064 in the Register's Office of Davidson County, Tennessee.