Davidson County DEEDWARR
Recvd: 12/21/00 11:33 2pgs
Fees:11.00 Taxes:185.00

20001221-0125082

WARRANTY DEED

N-REGAN-00-6262

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Mitzie Yvonne Morrow
Affiant

Subscribed and sworn to before me this 16th DAY OF December, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/30/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Regen	Regions Bank	
626 Paces Ferry Road (ADDRESS)	4101 Hillsboro Road (NAME) (ADDRESS)	96-11-147
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF BOBBY DIXON MORROW MITZIE YVONNE MORROW, ADMINIST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH L. REGEN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 79 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for said County.

Said Lot fronts 68 feet on the westerly side of Paces Ferry Drive and runs back 163 feet on the northerly line and 185.1 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 86.3 feet.

Being the same property conveyed to Bobby Dixon Morrow by Quitclaim Deed of record in Book 5569, Page 490, Register's Office for Davidson County, Tennessee. The said Bobby Dixon Morrow having since died. Letters of Administration issued to Mitzie Yvonne Morrow by the Probate Court of Rutherford County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 626 Paces Ferry Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of December, 2000.

Mitzie Yvonne Morrow administrator to the estate of Bobby D. Morrow

Estate of Bobby Dixon Morrow

Mitzie Yvonne Morrow, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitzie Yvonne Morrow with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged herself to be the Administrator of the Estate of Bobby Dixon Morrow, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained by signing as the Administrator of the Estate of Bobby Dixon Morrow and that she executed the same as his free act and deed for the purposes described herein.

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of December, 2000.

Laura Shoun
NOTARY PUBLIC

My Commission Expires:
5/20/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37211