THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/06/01 18:42 2pgs
Fees:12.00 Taxes:0.00
20010806-0084324

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARJORIE C. REGEN, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey, and transfer all of her right, title and interest in the property described below to WILLIAM POWELL REGEN, III and MARJORIE CHARLES REGEN, Trustees, or their successors in trust, under the REGEN FAMILY LIVING TRUST, dated July 20, 2001. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Robertson Academy Road at the northwest corner of Lot No. 48 on said plan; thence with the southerly margin of said Road, westwardly 135 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a southwesterly direction of 34.64 feet to a monument on the easterly margin of Churchwood Drive; thence with the easterly margin of said Drive, southwardly 284.75 feet to a 5-inch square cut stone; thence eastwardly 165.72 feet to the southwest corner of said Lot No. 48; thence with the line between said Lots Nos. 47 and 48, northwardly 328.40 feet to the beginning.
>
> Being the same property conveyed to MARJORIE C. REGEN by deed from WILLIAM P. REGEN, III, dated May 4, 1993, of record in Book 8951, Page 883, Register's Office for Davidson County, Tennessee. Also the same property conveyed to WILLIAM P. REGEN, III and wife, MARJORIE C. REGEN by deed from Ray H. Manley, Sr. and wife, Sylvia F. Manley of record in Book 6166, page 794, Register's Office for Davidson County, Tennessee.

This is improved property known as 881 Robertson Academy Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on August 2, 2001.

Marjorie C. Regen
MARJORIE C. REGEN

William P. Regen III
WILLIAM POWELL REGEN, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARJORIE C. REGEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on August 2, 2001.

Deborah K. Baucom
NOTARY PUBLIC
My Commission expires: _____

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared WILLIAM POWELL REGEN, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on August 2, 2001.

Deborah K. Baucom
NOTARY PUBLIC
My Commission expires: _____

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

Property address:
881 Robertson Academy Road
Nashville, TN 37220

Mail Tax Bills To:
MARJORIE C. REGEN
881 Robertson Academy Road
Nashville, TN 37220

PARCEL I.D.
132 – 14 - 049.00

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.