THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 4th day of December, 2001.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS NEW OWNER

Robert J. Regan
1719 Sweetbriar Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

CTX MORTGAGE
801-94th Avenue, N

MAP & PARCEL NOS.

MAP 117-4
PARCEL 70

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an interest in each party Joint With Rights of Survivorship,

I, ROBERT J. REGAN, for the express purpose of creating an undivided one-quarter interest Joint with Rights of Survivorship in Robert J. Regan and wife, Annabel Regan, by these presents do hereby quitclaim and convey unto Jeffery Hart, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING Lot No. 1 of the Resubdivision of Lot No. 259 on the Plan of Belmont Land Company's Belmont Heights of record in Book 5190, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert J. Regan and Frederick S. Lawrence by Trrustee's Deed from Susan R. Limor, Trustee for Barbara Ellen O'Conner of record as Instrument No. 20010518-0051907 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1719 Sweetbriar Avenue, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Davidson County DEEDQC
Recvd: 12/17/01 08:58 2pgs
Fees:17.00 Taxes:0.00
20011217-0138689

And now, I, the said Jeffery Hart, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Robert J. Regan and Annabel Regan, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 4th day of December, 2001.

Robert J. Regan

Jeffery Hart, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Regan, the bargainor(s), 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 this 4th day of December, 2001.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery Hart, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2001.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee