THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18769**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2002. Notary Public My Commission Expires: _____ GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Robert M. Regan 4023 Moss Rose Drive Nashville, TN 37216	**Send Tax Bills To:** Suntrust Bank 201 4th Avenue North, 7th fl. Nashville, TN 37219	**Tax Information:** MAP 62-13 PAR 105 FB 15DZ 35570

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DANNA L. STRONG, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT M. REGAN, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4023 Moss Rose Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2002.

DANNA L. STRONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DANNA L. STRONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 7th day of March, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires NOV. 29, 2003

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 03/19/02 10:40 2pgs
Fees:13.00 Taxes:407.00

20020319-0033935

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Lot No. 1 on the Map of Moss Rose Heights Subdivision as of record in Book 1424, page 109, Register's Office for said County, and described as follows: Beginning at a point in the west margin of Moss Rose Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 200 feet to the East line of lot 29; thence with the line between Lots 1 and 29, northerly 117 feet to the South margin of Claypool Avenue; thence with the margin of the same easterly 15.9 feet to a concrete monument, and continuing with the margin of the same easterly 173.44 (163.44 per Plan) feet to the beginning of a curve; thence around said curve southeasterly 31.13 feet to the margin of Moss Rose Drive; thence with the margin of the same southerly 80.3 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, is a portion of the above described property conveyed to Gerald W. McLaughlin and wife, Neil A. McLaughlin, by deed dated February 1, 1955, from Chester D. Boyles and wife, Marjory S. Boyles as of record in Book 2395, page 316, Register's Office for Davidson County, Tennessee, and described as follows;

Being the westerly part of Lot No. 1 on the Map of Rose Heights Subdivision, Section II, extended as of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots front 17 feet on the south side of Claypool Avenue and runs back between lines 117 feet on the west line and 117 feet, more or less on the east line to the north of Lot No. 2 on which it measures 8 feet.

Being the same property conveyed to Danna L. Strong, unmarried by deed from Teresa Dorian, unmarried of record in Book 11760, page 873, said Register's

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 109, said Register's Office.