Box 28A

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OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 05/23/02 14:03 2pgs
Fees:13.00 Taxes:476.38

20020523-0063050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,750.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2002.

NOTARY PUBLIC

My Commission expires: 7-26-2003

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOSEPH J. KOVALICK	SAME	Map:117-08 Parcel:142
(NAME) 1401 Elmwood Ave.	(NAME)	Map: Parcel:
(ADDRESS) Nashville TN. 37212	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 02040127

Warranty Deed

For and in Consideration Of the sum of $128,750.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SAMUEL M. REGEN, as to a (4/5) Four Fifths Undivided Interest and DAVID M. REGEN, as to a (1/5) One Fifth Undivided Interest

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH J. KOVALICK

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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

Being Lot No. 173 on the Map of Victoria Place, of record in Book 332, 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 conveyed to Samuel M. Regen, a (4/5) Four Fifths Undivided Interest and David M. Regen, a (1/5) One Fifth Undivided Interest by deed from Barney B. Regen, Trustee, of record as Instrument No. 20000623-062775, said Register's Office.

The property herein described is not the usual place of residence of the grantors, their spouses or dependents.

This is improved property known as 1515 FERGUSON AVENUE, NASHVILLE, TENNESSEE 37212

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of May, 2002.

Samuel M. Regen

Samuel M. Regen

BY: David M Regen Atty in fact

David M. Regen, Attorney-in-Fact

David M Regen

David M. Regen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID M. REGEN, to me known to be the person who executed the foregoing instrument on behalf of SAMUEL M. REGEN, and acknowledged that he executed the same as the free act and deed of the said SAMUEL M. REGEN.

Witness my hand and seal at Nashville, Tennessee, this the 20th day of May, 2002.

Melissa Marsh

Notary Public

My Commissin expires: 7-26-2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named DAVID M. REGEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 20th day of May, 2002.

Melissa Marsh

Notary Public

My Commission Expires: 7-26-2003