Davidson County DEEDWARR
Recvd: 09/12/02 15:47 2pgs
Fees:13.00 Taxes:333.00
20020912-0111513

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B4 & After Properties, Inc. P.O. Box 11934 Murfreesboro, Tennessee 37013	Same as New Owner	Map 162-10 Parcel 175
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND and NO/100 ($90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KENNETH L. REGEN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **B4 & AFTER PROPERTIES, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 180 on the Plan of Brookview Estates, Section II, as of record in Book 4460, page 163, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kenneth L. Regen, by Warranty Deed from Kevin E. Hildebrand and Dawn Meadows, as sole heirs of the Estate of Earl D. Hildebrand, of record in Instrument No. 20020411-0045251, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 4460, page 163; to restrictive covenants of record in Book 4689, page 561, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 620 Roxanne Drive, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 12th day of September, 2002.

KENNETH L. REGEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Kenneth L. Regen, 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 seal, this 12th day of September, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me, this 12th of September, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/31/04