Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1065

Davidson County DEEDWARR
Recvd: 03/02/04 09:23 2pgs
Fees:13.00 Taxes:268.25
20040302-0023270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew W. Regg, IV, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Currin M. Kozak and Rae M. Bryan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit Number D-6 on the Plan of Belle Meade Terrace Condominiums of record in Plat Book 5200, pages 325 thru 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27, restated in Book 6015, page 94, said Register's Office.

Being the same property conveyed to Andrew W. Regg, IV by Trustee's Deed of Record dated December 3, 2003, Instrument No. 20031216-0179308, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 116 Harding Place D-6, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of February, 2004

Andrew W. Regg, IV

Andrew W. Regg, IV

State of Tennessee)
County of Davidson)

On this 27th day of February, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew W. Regg, IV and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 72,500.00.**

Andrew W. Regg IV

Affiant

Sworn and subscribed before me on this the 27th day of February, 2004.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Currin M. Kozak
2422 McIntyre Ct.
Franklin, TN
37069

RESPONSIBLE FOR TAX PAYMENT:
Owner
2422 McIntyre Ct
Franklin, TN 37069

TAX MAP-PARCEL #:
130-1-A-30CO