This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TN
COUNTY OF

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$188,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the day of JULY, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
PHILLIP A. REGEN, AND WIFE, JANET M. REGEN	Countrywide Home Loans P.O. Box 650009 Dallas, TX 75265-0009	637 ROCHELLE DRIVE NASHVILLE, TN 37220
	~~SAME~~	
		PROPERTY ADDRESS: SAME

Davidson County DEEDWARR
Recvd: 07/30/04 14:32 2pgs
Fees:13.00 Taxes:695.60

20040730-0091656

MAP PARCEL NUMBER
146-15-139

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **GLENN CURTIS YATES** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **PHILLIP A. REGEN, AND WIFE, JANET M. REGEN** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF HALLEYWOOD ESTATES, SECTION 5, AS OF RECORD IN BOOK 2330, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 80 FRONTS 126.9 FEET ALONG A SLIGHTLY CURVED LINE N THE EASTERLY SIDE OF ROCHELLE DRIVE, AND EXTENDS BACK 275.2 FEET ON THE NORTHERLY LINE, AND 301.9 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68.1 FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO GLENN CURTIS YATES BY QUITCLAIM DEED OF BARBARA YATES YOUNG DATED APRIL 17, 1997 AND RECORDED APRIL 17, 1997 IN BOOK 10420, PAGE 659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 637 ROCHELLE DRIVE, NASHVILLE, TN 37220

This property is subject to all restrictive covenants of record, all matters shown on the Plat of record and any encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

516-33

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 28TH day of JULY, 2004.

GLENN CURTIS YATES (GRANTOR)

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENN CURTIS YATES** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28TH **day of JULY, 2004.**

Notary Public

My Commission Expires:_____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008