This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 09/15/04 16:22 3pgs
Fees:18.00 Taxes:277.13
20040915-0111436

File No.: **2120-614914**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Second day of September, 2004**, by and between **James C. Harris, Jr., unmarried and James C. Harris, Sr. and wife, Jean M. Harris, as Joint Tenants with right of survivorship**, parties of the first part, and **Kenneth Regen, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 303, SPENCE MANOR Condominiums, as established under Master Deed of record in Book 6794, Page 219, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to James C. Harris, Sr. and wife, Jean M. Harris and James C. Harris, Jr. unmarried, as joint tenants with right of survivorship by Warranty Deed from Stephanie Rust recorded the 19th day of May, 2004 in Instrument 20040519-059975 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **093-13-A-303.00CO**
Improved OR
Unimproved property located at: **11 Music Square East, Unit #303, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

614914

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James C. Harris Jr.

James C. Harris Sr. by James C. Harris Jr. Attorney in Fact

Jean M. Harris by James C. Harris Jr. Attorney in Fact

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C. Harris, Jr., unmarried and ~~James C. Harris, Sr. and wife, Jean M. Harris, as Joint Tenants with right of survivorship~~** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Second day of September, 2004.**

Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

****

Owner's Name: **Kenneth Regen**

and Address: **11 Music Square East, Unit #303**
Nashville, TN 37203

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Robert H. Braswell
168 Charlston Park
Nashville, TN 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$74,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith Kay Adkins
Affiant

Subscribed and sworn to before me this **Second day of September, 2004.**

Catherine C. Birmingham
Notary Public

My Commission Expires: _____

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

State of Tennessee
County of Williamson

On this 2nd day of September, 2004, before me personally appeared James C. Harris, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jean M. Harris as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Jean M. Harris.

Catherine C. Birmingham
Notary Public

State of Tennessee
County of Williamson

On this 2nd day of September, 2004, before me personally appeared James C. Harris, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James C. Harris, Sr. as his attorney in fact and acknowledged that he executed the same as the free act and deed of said James C. Harris, Sr.

Catherine C. Birmingham
Notary Public