Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Michael H Regen
Affiant

Subscribed and sworn to before me, this 19th day of May 2006.

Notary Public
My commission expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 05/19/06 14:45 2 pgs
Fees:13.00 Taxes:2035.00
20060519-0059318

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael H. Regen	Michael H. Regen	178-00-0-065.00
9541 Highway 96	9541 Highway 96	
Franklin TN 37064	Franklin TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David W. Schroeder and wife Belinda Schroeder hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael H. Regen and wife Carolyn L. Regen hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin located on highway 96, thence S 23 deg. 31 min. 49 sec. East for a distance of 868.06 feet to a point in Little East Fork Creek, thence running along Little East Fork Creek N 80 deg. 56 min. 36 sec. West for a distance of 84.61 feet: thence N 73 deg. 23 min. 03 sec. West for a distance of 142.99 feet: thence N. 72 deg. 24 min. 27 sec. West for a distance 65.05 feet: thence S 78 deg. 15 min. 24 sec. West for a distance of 98.94 feet thence S 73 deg. 47 min. 45 sec. West for a distance 307.36 feet; thence South 81 deg. 58 min. 49 sec. West for a distance of 368.24 feet to a point in East Fork Creek; hence running N 47 deg. 12 min. 30 sec. West for a distance of 154.48 feet to a point; thence noth 44 deg. 52 min. 30 sec. East for a distance of 1,114.09 feet to a point at Highway 96; thence with a radius of 2 975.74 sec. bearing S 52 deg. 50 min. 24 sec. East to the point of beginning, containing 11.185 acres, more or less.

Being the same property conveyed to David W. Schroeder, a married person by deed of record from Helen F. Bradford in Book 11315, Page 67 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) Easement for the flow of East Fork Creek

This property is improved property known as 9541 Highway 96, Franklin, Tennessee 37064

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of May, 2006.

David W. Schroeder

Belinda Schroeder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Schroeder and Belinda Schroeder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of May, 2006.

Notary Public

My Commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: T00213