WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

B-GTC-07-1434

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann S. Trent	Guaranty Trust	
1434 McAlpine Avenue	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Murfreesboro, TN 37129	72-4-298
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELISABETH T. POWELL NKA ELISABETH REGESTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN SETON TRENT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 1/2 OF TRACT 9, BLOCK D, ON THE PLAN OF COUNTRY CLUB ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 95, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELISABETH T. POWELL BY WARRANTY DEED FROM SHARON KAY RUPNIK HAWKINS, RECORDED ON THE 5TH DAY OF JANUARY, 1999 IN DEED BOOK 11283, PAGE 167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ELISABETH T. POWELL IS NOW KNOWN AS ELISABETH REGESTER AND IS MARRIED TO KURT REGESTER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1434 McAlpine Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/03/08 10:18 2 pgs
Fees:13.00 Taxes:479.15
20080103-0000569

Witness my/our hand(s) this 28th day of December, 2007.

Elisabeth T. Powell

Kurt J. Regester

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth T. Powell nka Elisabeth Regester and Kurt Regester, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903