THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edward J. Radek
6406 Wildwood Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Lincoln Service Corporation
P.O. Box 989
Owensboro, KY 42302-0989

MAP-PARCEL NUMBERS:
162-3
405
5DU-50483

RE-RECORD

WARRANTY DEED

BOOK 6712 PAGE 23
BOOK 6698 PAGE 154

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, Keith A. Gervickas and wife, Sheree S. Gervickas and Jerry Allan Songer and wife, Jane Songer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward J. Radek and wife, Doris E. Radek hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 301 on the plan of Haywood Hills, Section 5, of record in Book 4675, pages 143 and 144, Register's Office for said County.

SAID Lot No. 301, which is a corner lot, fronts 95.0 feet on the southeasterly margin of Karen Ray Drive and fronts 90.0 feet on the northeasterly margin of Bart Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 115.0 feet on the northeasterly line and 120.0 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Keith A. Gervickas and wife, Sheree G. Gervickas and Jerry Allan Songer and wife, Jane Songer, by deed from Thomas M. Young and wife, Alice L. Young, of record in Book 6198, page 466, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4882, page 842, said Register's Office, and to the matters set forth in the above referenced plan of record.

THIS instrument is executed on behalf of Keith A. Gervickas and Sheree S. Gervickas by Jerry Allan Songer as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 5002 Karen Ray Drive, Antioch, TN 37013.

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; and Grantor covenants with the said Grantee that Grantor is 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of October, 1985.

Sheree S. Gervickas BY: Jerry Allan Songer
Attorney in Fact

Keith A. Gervickas BY: Jerry Allan Songer
Attorney in Fact

Jane Songer

Jerry Allan Songer

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF Fulton

On this 28th day of October, 1985, before me personally appeared Jerry Allan Songer and Jane Songer, 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 that they executed the same as their free act and deed.

Notary Public, Georgia State at Large
My Commission Expires May 12, 1986

My Commission Expires: ✓

Notary Public

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

RE-RECORD
BOOK 6712 PAGE 24 BOOK 6598 PAGE 155

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Edward J. Radek
Affiant

Subscribed and sworn to before me, this the 30th day of October, 19 85.

My Commission Expires: 10-24-88

Notary Public

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Allan Songer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Keith A. Gervickas and Sheree S. Gervickas as their Attorney in Fact as the free act and deed of the within named Keith A. Gervickas and Sheree S. Gervickas.

Witness my hand and official seal at Roswell, Georgia, this the 25th day of October, 1985.

Notary Public, Georgia State at Large
My Commission Expires May 12, 1986

NOTARY PUBLIC
(AFFIX NOTARIAL SEAL)

My commission expires: _____

WARRANTY DEED

from:
Keith A. Gervickas and wife, Sheree S. Gervickas and Jerry Allan Songer and wife, Jane Songer

to:
Edward J. Radek and wife, Doris E. Radek

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24279

BOOK 6698 PAGE 156

STATE OF GEORGIA

COUNTY OF Fulton

RE-RECORD
BOOK 6712 PAGE 25

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Jerry Allan Songer

Sworn to and subscribed before me this 25th day of October, 1985.

Notary Public

(AFFIX NOTARIAL SEAL)

Notary Public, Georgia State at Large
My Commission Expires May 17, 1986

My Commission Expires:

RE-RECORD

5 3 9 4 0 4 9 3 8 8

IDENTIFICATION REFERENCE

Nov 19 10 01 AM '85

Nov 19 9 11 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RE-RECORD
BOOK 6712 PAGE 26

EXHIBIT "A" TO DEED
BEING RE-RECORDED

The undersigned hereby consent to the re-recording of the deed to which this statement is an exhibit for the purpose of adding the following language to that deed:

> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dobson & Johnson, Inc., of record in Book 6198, page 469, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

Witness our hands this the 14 day of November, 1985.

Edward J. Radek
Edward J. Radek

Doris E. Radek
Doris E. Radek