After recording return to:
SETCO
5120 Virginia Way C2?
Brentwood, TN 37027

4

BOOK 11201 PAGE 503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,950.00
Bruce E. Radek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF November 19 98

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY
SCOTT AUBAROL

Notary Public
MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Radek (NAME)	First Republic Mortgage (NAME)	181-3-A-1
6508 Broken Bow Drive (ADDRESS)	3212 West End Avenue, Ste 500 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene A. Collins, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce E. Radek and wife, Nancy L. Radek

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Lot No. 1 on the Plan of Indian Creek Estates, Section One, of record in Plat Book 9700, page 556 & 557, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene A. Collins by Quitclaim Deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without joinders of any beneficiary of record in Book 11201, Page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 556 & 557; restrictions of record in Book 1075, page 553; By-Laws in Book 11033, Page 509; matters on PUD Boundary Plat in Book 9700, Page 39; Easement in Book 6549, Page 403; Agreement in Book 10729, Page 380; Dedication of Common Areas to Indian Creek HOA in Book 11033, Page 519; Application for Greenbelt Assessment-Forest in Book 8955, Page 509; Charter in Book 11031, Page 79; all of record in the Register's Office for Davidson County, Tennessee.

Lisa Dawn Collins joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Eugene A. Collins .

unimproved ( )
This is improved (X) property, known as 6508 Broken Bow Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 10th day of November, 19 98

Eugene A. Collins

Lisa Dawn Collins by
Eugene A. Collins atty-in-fact

5

BOOK 11201 PAGE 504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of November, 1998.

Commission expires 3/27/99

Notary Public

KERRIN S. PEARLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Eugene A. Collins** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Lisa Dawn Collins**, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Lisa Dawn Collins** the within named bargainor(s) by the said **Eugene A. Collins**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 10th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 3/27/99

KERRIN S. PEARLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Eugene A. Collins

TO

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. ↑ REFERENCE

05111597

98 NOV 12 AM 9:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5995 11/12 0101 03CHECK

636-12

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 505

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	168950.00
			CON TX	625.12
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	636.12
			CHECK	636.12
		11/12/98	01	09:02 0001 5995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0511597
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 9:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371105