(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 3/15/09

(AFFIX SEAL)

471.75
13.00
484.75

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin F. Radke	First Federal Bank	150-3-138
(NAME)	(NAME)	
3316 Country Ridge Road	1300 McFarland Blvd NE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tuscaloosa AL	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/05 09:52 2 pgs
Fees:13.00 Taxes:471.75

20050818-0098276

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, Decosta E. Jenkins and wife, Marion R. Jenkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin F. Radke, 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, Tennessee, being Lot No. 232 on the Plan of "The Country", Section 6-B, as of record in Book 5200, Pages 741 and 742, said Register's Office.

Said Lot No. 232 fronts 61.79 feet on the northwesterly side of Country Ridge Drive and fronts 86.54 feet on the westerly side of Thornehill Drive said frontages being joined by a curve which measures 35.09 feet and runs back 141.26 feet on the southwesterly line and 137.35 feet on the northerly line to a point of intersection.

Being the same property conveyed to Decosta E. Jenkins and wife, Marion R. Jenkins from Randall Phillips Builders, Inc. by Warranty Deed dated May 7, 1985, of record in Book 6554, Page 279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Marion R. Jenkins by Decosta E. Jenkins as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050818-0098275, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3316 Country Ridge Road, 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 our hands this 9th day of August, 2005.

Decosta E. Jenkins

Marion R. Jenkins by Decosta E. Jenkins

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 Decosta E. Jenkins, 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 Nashville, Tennessee this 9th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of _____, 2005 before me personally appeared Deocsta E. Jenkins, the person who executed the foregoing instrument on behalf of Marion R. Jenkins, and acknowledged that he executed the same as the free act and deed of the said Marion R. Jenkins, through Power of Attorney granted Decosta E. Jenkins by the said Marion R. Jenkins.

Witness my hand and official seal at Nashville, Tennessee this 9th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/2006