Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/17/06 11:57 3 pgs
Fees:18.00 Taxes:2257.00
20060517-0057780

W & I Ref: Title No: 47095

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura C. Stankewicz 1187 Blueberry Trail Decatur, Georgia 30033	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 11701003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$610,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kent D. Syverud and spouse, Ruth Chi-Fen Chen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura C. Stankewicz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Clark Dunlap's property on Woodlawn Drive, not of record, described according to a survey made by T.R. Sanford, Surveyor, dated April 23, 1949 as follows:

Beginning on the northerly margin of Woodlawn Drive, 111.5 feet east of the southeast corner of the property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al, of record in Book 1394, page 187, Register's Office for said County, being the corner of Lots 5 and 6; thence with the line between said Lots, North 0 degrees 09' East 350.4 feet to an iron pin; thence South 88 degrees East 112 feet to an iron pin in the corner of Lots Nos. 4 and 5; thence with the line between said Lots, South 0 degrees 09' West 347.9 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, North 89 degrees 27' West 86.8 feet to an iron pin; thence North 88 degrees 07' West 25.3 feet to the beginning.

Being the same property conveyed to Kent D. Syverud and wife, Ruth Chi-fen Chen by deed from Terry R. Woodson and wife, Shirley B. Woodson of record in Book 10475, page 664, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years. Easement for sanitary sewers and/or storm d5rainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4058, page 603, said Register's Office.

This instrument is executed on behalf of Kent D. Syverud by Ruth C.F. Chen as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3108 Woodlawn Drive, Nashville, Tennessee 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2006 .

Kent D. Syvefud By:Ruth C.F. Chen — Ruth Chi-Fen Chen

Kent D. Syvefud By:Ruth C.F. Chen, Atty-in-Fact

Ruth Chi-Fen Chen

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2006 , before me the undersigned authority, personally appeared **Ruth Chi-Fen Chen**, 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 the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $610,000.00

Laura C Stankewicz

Affiant

Sworn and subscribed before me this 15th day of May, 2006

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

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 , **Ruth C.F. Chen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kent D. Syverud** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Kent D. Syverud and Ruth Chi-Fen Chen

TO: Mark Stankewicz

State of Tennessee
County of Davidson

AFFIDAVIT

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

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

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

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ruth C. F. Chen

Ruth C.F. Chen, Affiant

Sworn to and subscribed before me this

15th day of May, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007