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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1087

Davidson County DEEDWARR
Recvd: 04/02/08 15:31 2 pg
Fees:13.00 Taxes:1498.50
20080402-0033397

WARRANTY DEED

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, the undersigned James Warner Ferguson, Executor of the Estate of Fern W. Ferguson, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Gerald R. Pankow, and wife, Jenny F. Pankow, 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:

Being Lot No. 18 of Block "C" on the Plan of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fern W. Ferguson* by deed from John B. Murrey, a single person dated August 4, 1997 of record in Book 10560, Page 914, Register's Office for Davidson County, Tennessee. Said Fern W. Ferguson is deceased. James Warner Ferguson was appointed Executor of the Estate of said Fern W. Ferguson and has the authority to sell and convey the subject property as Executor, pursuant to the Last Will and Testament of Fern W. Ferguson admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee in matter No. 06P-1893. *a single person

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 250 A Lauderdale Road, Nashville TN, 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of March, 2008.

Estate of Fern W. Ferguson

James Warner Ferguson, Executor

James Warner Ferguson, Executor

State of Tennessee)
County of Davidson)

On this 27th day of March, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Warner Ferguson, Executor of the Estate of Fern W. Ferguson, the bargainor(s), 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 Executor of said Estate as a free act and deed for the purposes contained herein.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 405,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of March, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Gerald R. Pankow
Jenny F. Pankow
250 A Lauderdale Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
103-12-121.00