THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27635-04-2008** **Record & Return To:** **Cumberland Title Company** **505 East Main Street** **Hendersonville, TN 37075** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $436,500.00. Affiant Subscribed and sworn to before me this 5th day of May, 2008. Notary Public My Commission Expires: 2/28/2012

Rebecca Campbell
State Of Tennessee
Notary Public
Sumner County

Davidson County DEEDWARR
Recvd: 05/16/08 12:01 2 pg
Fees:13.00 Taxes:1615.05
20080516-0050569

WARRANTY DEED

Address New Owner: Matthew J. Everitt, Erin M. Everitt 2009 Beechwood Avenue Nashville, TN 37212	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 104150435.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald R. Pankow and wife, Jenny F. Pankow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Everitt and wife, Erin M. Everitt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2009 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of May, 2008.

Gerald R. Pankow

Jenny Pankow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald R. Pankow and Jenny Pankow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires April 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Subdivision of The Estate of Daniel McIntyre, Sr., deceased, as of record in Plan Book 3, page 30, Chancery Court for said County.

Said Lot No. 14 fronts 60 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to the line of the Re-Subdivision of T.W. Crutcher and Company's Subdivision of the Hostettler Property, of record in Book 843, page 71, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gerald R. Pankow and wife, Jenny F. Pankow by deed dated February 21, 2006 from Kathryn G. Skinner of record in Instrument No. 20060223-0021237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3, page 30, Chancery Court; Davidson County, Tennessee.