PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49448

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/30/08 11:08 3 pgs
Fees:18.00 Taxes:740.00

20080630-0067038

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason Pawlowski Michelle Pawlowski 3813 Nevada Ave Nashville, Tennessee 37209	Countrywide Bank, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 09213024100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley A. Malin and spouse, Sara Z. Malin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Pawlowski and spouse, Michelle Pawlowski** 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 the easterly 50.0 feet of the westerly 100.0 feet of Block 30 on the Map of Charlotte Park, Second Addition extended, as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50.0 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Bradley A. Malin and wife, Sara Z. Malin by warranty deed from Karen S. Row, unmarried dated July 20, 2006 and recorded on July 24, 2006 of record in Doc. No. 20060724-0088961, 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 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 10, said Register's Office.

This instrument is executed on behalf of Bradley A. Malin by Sara Z. Malin pursuant to a Power of Attorney executed by him on the 16th day of June, 2008, of record in Instrument No. 20080630-0067037 Register's Office for Davidson, County, Tennessee. 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: 3813 Nevada Avenue, Nashville, Tennessee 37209

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 27th day of June, 2008 .

Bradley A Malin by Sara Z Malin Atty in fact
Bradley A. Malin By:Sara Z. Malin, Atty-in-Fact

Sara Z Malin
Sara Z. Malin

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2008 , before me the undersigned authority, personally appeared **Sara Z. Malin** , 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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: $200,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2008

J Brandon Miller
Notary Public

My Commission Expires: 11-22-10

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Wldoc: Deed Wty—12/92

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 , **Sara Z. Malin** 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 **Bradley A. Malin** , 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 27th day of June, 2008

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Bradley A. Malin and spouse, Sara Z. Malin

TO: Jason Pawlowski and spouse, Michelle Pawlowski

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.

Sara Z. Malin, Affiant

Sworn to and subscribed before me this 27th day of June, 2008

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011