BILL GARRETT, Davidson County
Trans:T20090078901 DEEDWARR
Recvd: 11/19/09 14:50 2 pgs
Fees:13.00 Taxes:684.46
20091119-0106727

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$184990.00**

Affiant

Subscribed and sworn before me this the 13th day of November, 2009.

Notary Public My Commission Expires: 3-20-10

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Richard Doyle Pankau 916 Morning Road Cane Ridge, TN 37013	916 Morning Road Cane Ridge, TN 37013	5th 3rd Mortgage Co. 5050 Kingsley Dr. 1MOB2S Cincinnati, OH 45263

Map 182-1-A, Parcel 90

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAKE FOREST HOMES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RICHARD DOYLE PANKAU and DIANNE A. PANKAU, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 108 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument #20071220-0146323, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc. by Deed from SAF Properties, a Tennessee General Partnership, dated 4/3/2009 of record in Instrument No. 20090409-0032573, Registers' Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 20071220-0146323, Register's Office for said County.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129; Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128; Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325; Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048; Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386; Subject to Deed conveying the open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 13th day of November, 2009.

Lake Forest Homes, Inc.

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Tomer Minuskin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Lake Forest Homes, Inc.** for the purposes therein contained, and who further acknowledged him/her self to be the Vice President and being authorized by the board of directors to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this 13th day of November, 2009.

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY