BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100055902 DEEDWARR
Recvd: 09/07/10 13:27 2 pgs
Fees: 13.00 Taxes: 925.00
20100907-0070959

State of Tennessee)
County of Davidson)

G#22731-2

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clifford W. Pancake and James J. Pancake	**"New Owners"**	**Map 147-12-0 Parcel 008.00**
5025 Nolensville Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Barbara Whittmore, an un-remarried widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clifford W. Pancake, as to an undivided Fifty (50%) percent interest, and James J. Pancake, as to an undivided Fifty (50%) percent interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Beverly Heights, Section One, as of record in Book 2331, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to American Fence Company, Incorporated, by Warranty Deed dated July 2, 1975, from Wendell V. Cooper and wife, Thelma Jane M. Cooper, of record in Book 4933, Page 773, Register's Office for Davidson County, Tennessee. And further conveyed to Charles R. Whittmore, a married man, by Quitclaim Deed dated February 17, 2009, from American Fence Company, Incorporated, of record in Instrument No. 20090219-0014273, said Register's Office. The said Charles R. Whittmore having died on July 7th, 2009. The said property was devised to Barbara Whittmore by the Holographic Will of Charles R. Whittmore of record in Probate File No. 09P-1297, Probate Court for said County. Being further conveyed to Barbara Whittmore by Personal Administrator's Deed dated January 4, 2010, from Barbara Whittmore, as Administrator of the Estate of Charles R. Whittmore, deceased, of record in Instrument No. 20100105-0000789, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been collected from the Grantor herein.

This is improved (X) unimproved (____) property, known as: 386 Haywood Lane, Nashville, TN 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their 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 my/our hand(s) this **3rd** day of **September, 2010.**

Barbara Whittmore

Barbara Whittmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara Whittmore,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2010.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13