Box 58/R.O.D.C.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Randall Pomeroy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 89

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center 23rd Floor Nashville, TN 37238-0057
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Randall Todd Pomeroy (NAME)	NEW OWNER (NAME)	MAP 82-16
905 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 289
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nathan M. Hester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Todd Pomeroy, a single Person

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 a lot of land in the 18th Ward of the City of Nashville, being a part of the Totten Property, as of record in Book 57, page 22, Register's Office for said County, and a part of the Barrow Property, a Plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, described as follows: Beginning on the northerly margin of Boscobel Street at a point 100 feet easterly from the westerly margin of South Ninth Street, said beginning point is also the southeast corner of the property conveyed to E. V. McIntire and wife by deed from Caroline Myers Anderson, et al., of record in Book 720, page 317, Register's Office for said County; thence with McIntire's east line northwardly 190 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 105 feet, more or less, to the northwest corner of the property conveyed to E. M. Cooper and wife, by deed from Mrs. Julia F. Garrett of record in Book 720, page 40, Register's Office for said County; thence with Garrett's west line southwardly 190 feet to the northerly margin of Boscobel Street; thence with the northerly margin of said Street westwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Nathan M. Hester and wife, Fannie B. Hester* by deed from Thomas R. LeSueur, James L. LeSueur, Eleanor J. LeSueur and J. Pearre Hamilton of record in Book 1850, page 535, Register's Office for Davidson County, Tennessee.

* Fannie B. Hester, now deceased

unimproved ( )
This is improved (XX property, known as 905 Boscobel Street, Nashville, TN 37206
(House Number) (Street) (P. O Address) (City or Town) (Postal Zip)

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, their heirs and assigns, forever, and we do covenant with 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 hand this 6th day of February, 19 89

Nathan M. Hester by Julian J. Hutcheson, ATT. IN FACT.
Nathan M. Hester

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, [illegible]

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this [illegible] day of [illegible], 19[illegible]

Commission expires [illegible]

[illegible] Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Julian I. Hutcherson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of February, 19 89

Commission expires 1/21/90

Jeffrey W. Combos
Notary Public

JEFFREY W. COMBS NOTARY PUBLIC AT LARGE STATE OF TENN.

5769 02/08 0101 03CHECK 135.20

WARRANTY DEED

FROM

Nathan M. Hester

TO

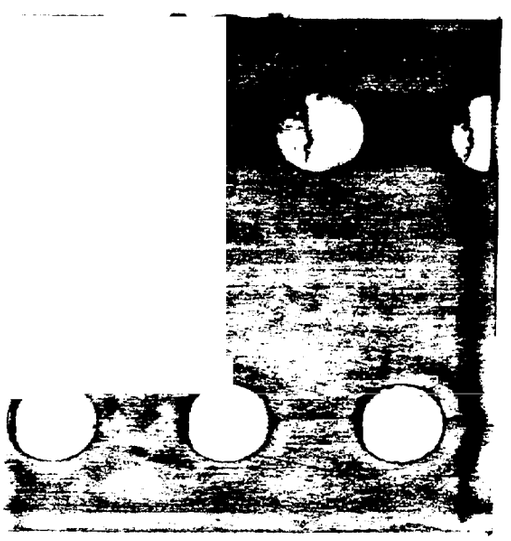
Randall Todd Pomeroy

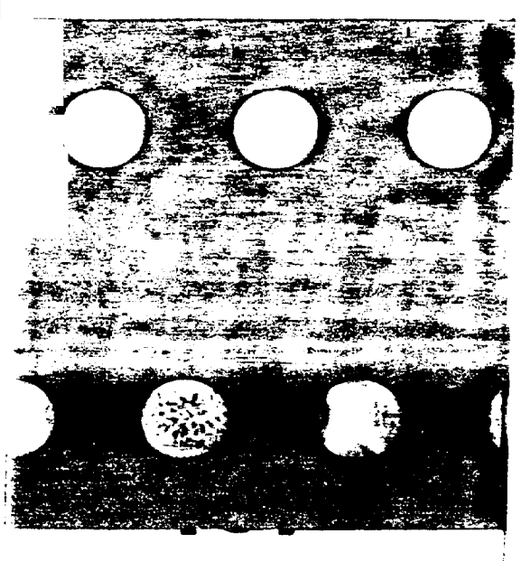
Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

077.81

FEB 8 3 11 PM '89





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	39000.00
CON TX	128.70
PRFEE	0.50
WDEED	6.00
TOTAL	135.20
CHECK	135.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/08/89 01 15:15 0001 5769

077.81

FEB 8 3 11 PM '89

No. 180259