SEP 23 10 34 AM '91

48813

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Diane M. Sumner	Sovran Mortgage Corp.	136-3A-49.00
4000 Anderson Rd. #49	1512 Willow Lawn Dr.	020X-07133
Nashville, TN 37217		

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **KIMBERLY G. POMEROY**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **DIANE M. SUMNER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, being Townhouse No. 49, Building No. 7, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79, revised in Book 4460, page 88, RODC, TN, to which reference is here made.

BEING the same property conveyed to Kimberly G. Pomeroy (one and the same person as Kimberly G. Pomery) by deed from Fidelity Federal Savings & Loan Association, of record in Book 8141, page 486, Register's Office of Davidson County, TN.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am 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;

Subject to the following restrictions and conditions:

1. 1991 County taxes a lien, not yet due. Said taxes have been prorated at closing, and will be paid when due by the closing attorney.

2. Restrictive covenants in Book 4651, page 412, amended by Book 4943, page 692, 5083, page 417, and 5189, page 671, all

3. Plan of record in Plat Book 4460, page 79, revised in Book 4460, page 88, RODC, TN.

4. Priest Lake Park amended and restated rules and regulations in Book 7679, page 173 and further amended by Book 8115, page 838 and Book 8115, page 849, all RODC, TN.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

This property ( )unimproved (x) improved property is known as 4000 Anderson Road, #49, Nashville, TN 37217.

AND I, Joseph Randall Pomeroy, husband of Kimberly G. Pomeroy, join in this conveyance for the purpose of conveying any marital interest I may have in this property to Grantee herein.

WITNESS our HAND(S) THIS 20 DAY OF September, 1991, IN FRANKLIN, TENNESSEE.

Kimberly G. Pomeroy
KIMBERLY G. POMEROY

Joseph Randall Pomeroy
JOSEPH RANDALL POMEROY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Kimberly G. Pomeroy & husband, Joseph Randall Pomeroy, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of Sept., 1991, in Franklin, Tn.

Margaret L. Smith
Notary Public

My Commission Expires:
5/11/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $49,900.00.

Diane M. Summers
AFFIANT

Sworn to and subscribed before me this 28 day of Sept., 1991.

Margaret Hunter Ladd
NOTARY PUBLIC

My commission expires: 5/11/93

3099 09/23 0101 03CHECK 194.63

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

RECEIVED OF _____

FOR _____

BOOK 8447 PAGE 829

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

~~MAMT 49900.00~~
~~ERR CO~~
~~MAMT 49900.00~~
CAMT 49900.00
~~MOR TX 184.63~~
~~ERR CO~~
~~MOR TX 184.63-~~
~~CON TX 184.63~~
PRFEE 1.00
WDEED 9.00
TOTAL 194.63
CHECK 194.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

4.8.8.1.3.

TENNESSEE REAL ESTATE TRANSFER TAX

SEP 23 10 34 AM '91

09/23/91 01 10:36 0001 3099

No. 461306