This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9191 PAGE 356

ADDRESS NEW OWNER:
R. Douglas Pomeroy
1128 White Mountain Lane
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corporation
440 N. Fairway Drive
Vernon Hills, Il. 60061

MAP AND PARCEL:
MAP 135-14A
GROUP
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth Paul Gunnell, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto R. Douglas Pomeroy, an unmarried person, hereinafter called the Grantee, his 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. 27 on the Plan of Pinnacle Point Subdivision, Phase 2, as of record in Book 6900, page 140 and 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Paul Gunnell and wife, Joyce Gunnell by deed from Jack L. Clark and wife, Patricia I. Clark of record in Book 8332, page 834, Register's Office for Davidson County, Tennessee. And further quitclaimed to Kenneth Paul Gunnell by deed from Joyce Gunnell of record in Book 9191, page 354, Register's Office for Davidson County, Tennessee.

This is improved property known as 1128 White Mountain Lane, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes which have been paid.
2. Plan of record in Book 6900, page 140 and 141, said Register's Office.
3. Restrictive Covenants of record in Book 6405, page 169, said Register's Office.
4. Master Deed of record in Book 7032, page 730, said Register's Office.
5. Declaration of Covenants of record in Book 7032, page 733, as corrected in Book 7065, page 959, and as amended in Book 7067, page 739, said Register's Office.
6. Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, page 235, said Register's Office.
7. Rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of

land, with the appurtenances, estate, title and interest thereto belonging to the said R. Douglas Pomeroy, an unmarried person, his heirs and assigns, forever; and I, Kenneth Paul Gunnell, an unmarried person, 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; 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of December, 1993.

Kenneth Paul Gunnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Paul Gunnell, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 130,500.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of December, 1993.

NOTARY PUBLIC
My Commission Expires: 5-24-97

98192
IDENTIF. & REFERENCE

93 DEC 17 PM 2:53
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5594 12/17 0101 03CHECK 491.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9191 PAGE 353

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
			CAMT	
				130500.00
			CON TX	482.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	491.85
			CHECK	491.85
12/17/93	01	14:54	0001	5594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98192

IDENTIFICATION REFERENCE

93 DEC 17 PM 2:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 735575