BOOK 9359 PAGE 437

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
JERRY D. NEELY	Same	Map # 92-13
6637 RIVERVIEW DRIVE NASHVILLE, TENNESSEE 37209		Parcel # 115

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **SAMUEL D. POMEROY, UNMARRIED** (herein "Grantors"), does hereby transfer and convey unto **JERRY D. NEELY** , his successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 3 of Block No. 20 of the Charlotte Park Company's Second Addition, a plat of which is recorded in Book 57, Pages 160 & 161, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the north side of Elkins Avenue and runs back between parallel lines northwardly 150 feet to an alley.

Being the same property conveyed to Samuel D. Pomeroy by quitclaim deed from Kenneth M. Pomeroy of record in Book 8800, Page 98, Register's Office for Davidson County, Tennessee.

This land is improved property known as **3904 ELKINS AVENUE, NASHVILLE, TENNESSEE 37209.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are assumed by the Grantee.

2. Matters set forth on the Plan of Charlotte Park Company's Second Addition of record in Book 57, Pages 160 & 161, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned Grantor does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

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

IN WITNESS WHEREOF the undersigned has executed this instrument this 27th day of May, 1994

Samuel D. Pomeroy
SAMUEL D. POMEROY
5-27-94

54952
IDENTIF. & REFERENCE

94 MAY 27 PM 2:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

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Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SAMUEL D. POMEROY, UNMARRIED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **May, 1994**.

Elizabeth L. Barnard
Notary Public
My Commission Expires: 11/20/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 7,000.00**.

Jerry D. Neely

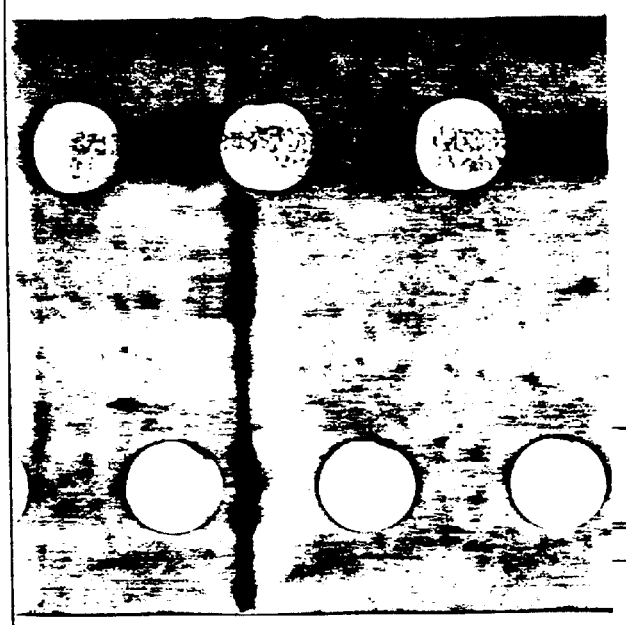
Sworn to and subscribed before me this **27th** day of **May**, **1994**.

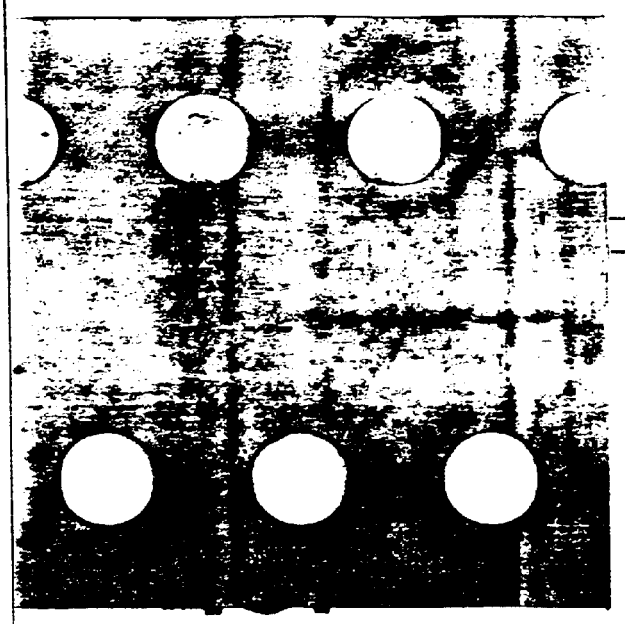
Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 11/20/97

1385 05/27 0101 03CHECK 34.90

WD-W&S.DOC
File No. 1432

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





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 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 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 8.00
TOTAL 34.90
CHECK 34.90

05/27/94 01 14:27 0001 1385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54952
IDENTIF. ↑ REFERENCE

94 MAY 27 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796354