10122

BOOK 10122 PG 322

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~ 1.20.97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis D. Stone (NAME)	Southeastern Mortgage of (NAME)	MAP 75-4
4569 Andrew Jackson Parkway (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 35
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND 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, James A. Pomeroy and wife, Anne Pomeroy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis D. Stone and wife, Terri L. Stone

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:

BEING Lot No. 121, on the plan of Tulip Grove, Section Three, of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Pomeroy and wife, Anne Pomeroy by deed from Hubert Dale Broadrick and wife, Patricia F. Broadrick, of record in Book 5288, Page 330, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4181, Page 95, Register's Office for said County.

0204069
IDENTIFICATION REFERENCE

96 JUL 16 PM 12:13
FELIX Z. KNUCKLES REGISTER
DAVIDSON COUNTY, TN.

TRANSFER TAX 499.25

This is improved ~~unimproved~~ property, known as 4569 Andrew Jackson Parkway, Hermitage, TN 37076
(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 our hand s this 9th day of July 19 96

James A. Pomeroy

Anne Pomeroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Pomeroy and wife, Anne Pomeroy

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 96.

Commission expires ~~May 24, 1999~~ 1-20-99

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

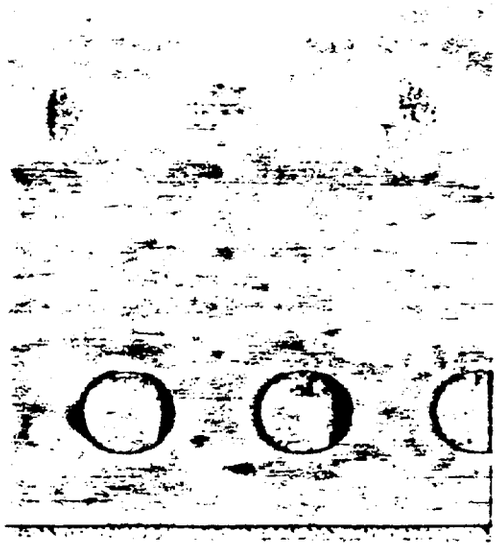
STATE OF TENNESSEE
COUNTY OF

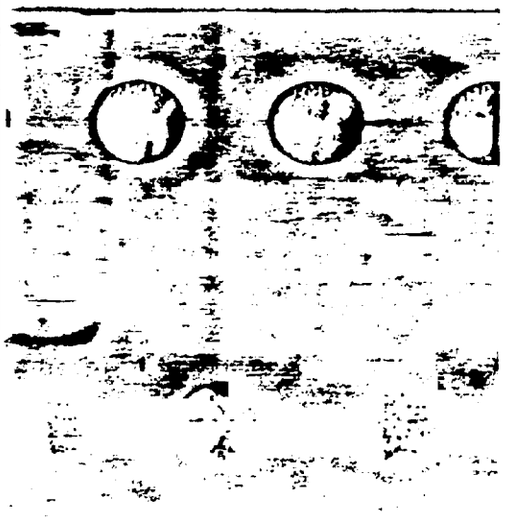
Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 324

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
			AMT	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			MTGEE	8.00
			TOTAL	499.25
			CHECK	499.25
[illegible]		01	12:13	0001 5770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204069
Judith Rzeznicki

96 JUL 16 PM 12: 13

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

No. 1063437