RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10213 PG 888

W & I Ref: (cmw) Title No: 38229
Dav. Co. File:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| James L. Harris<br>401 Bowling Avenue, #89<br>Nashville, TN 37205 | Nationsbanc Mortgage Corporation<br>P.O. Box 35140<br>Louisville, KY 40232 |

**TAX MAP-PARCEL NUMBERS: 104-13-B-81 07DA 71887**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Howard Pomeroy and spouse, Edna Pomeroy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Harris, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 81 also known as Unit 89 on the Plan of Richmeade Place, Section Five, of record in Plat Book 5210, page 141, said Register's Office, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Howard Pomeroy and spouse, Edna Pomeroy, by deed from Linda B. Oman, a single person, of record in Book 6355, page 644, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Howard Pomeroy by Edna Pomeroy as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. Howard Pomeroy and Howard C. Pomeroy are one and the same person. Edna Pomeroy and Edna S. Pomeroy are one and the same person.

**This is improved property, known as:** 401 Bowling Avenue, #89, Nashville, TN 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of September, 1996.

**Howard Pomeroy, By: Edna Pomeroy, Atty-In-Fact**

**Edna Pomeroy**

**State of Tennessee**
**County of Davidson**

On this 30th day of September, 1996, before me the undersigned authority, personally appeared **Edna Pomeroy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189000.00

Affiant

Sworn and subscribed before me on the 30th day of September, 1996.

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **Edna Pomeroy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Howard Pomeroy**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Howard Pomeroy and Edna Pomeroy**

**TO: James L. Harris**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Edna Pomeroy, Affiant**

Sworn to and subscribed before me this

30th day of September, 1996.

Notary Public

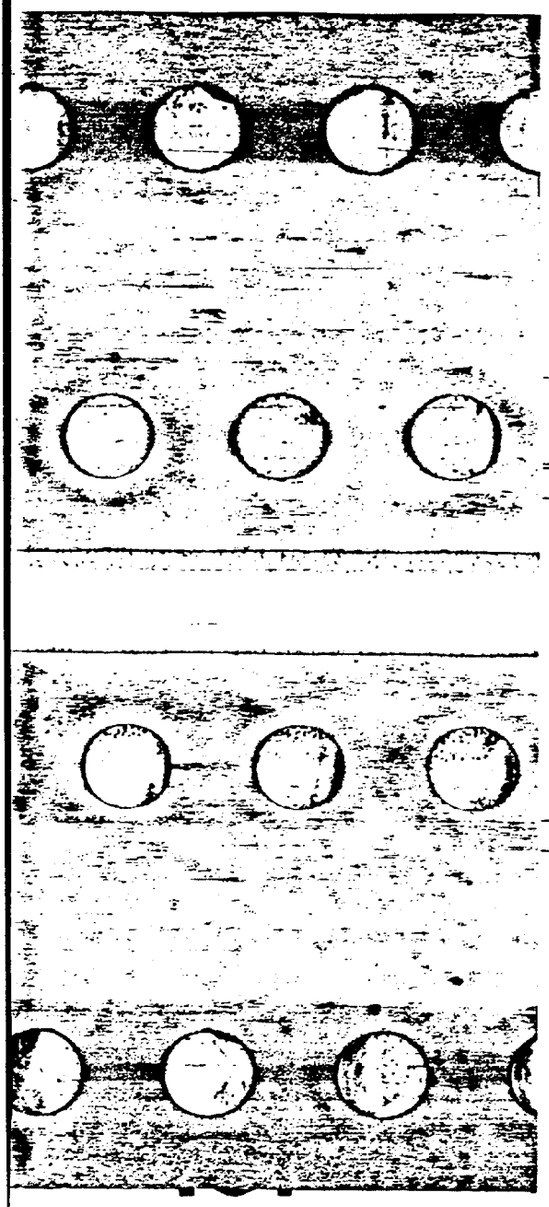
My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

96 OCT -3 AM 10:13
RELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

6084 10/03 0101 03CHECK 712.

IDENTIFICATION REFERENCE
02324 37



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10213 PG 891

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CHRG |
| | | | | 189000.00 |
| | | | | CON TX 699.30 |
| | | | | PRFEE 1.00 |
| | | | | MREED 12.00 |
| | | | | TOTAL 712.30 |
| | | | | CHECK 712.30 |
| | | | 10/03/96 01 | 10:17 0001 6084 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0232437
IDENTIF. & REFERENCE

96 OCT -3 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073159

No. [redacted]