Return To:
SETCO
5120 Virginia Way, Suite C22
Brentwood, Tennessee 37027

BOOK 11061 PAGE 515

0473806

CROSS REFERENCE

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

98 AUG 11 PM 2:51

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 1998.

Notary Public
My commission expires: 3/21/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Lawrence H. Pomeroy	~~NationsBanc Mortage Corp~~	146-05-0/20.00
4957 Tyne Ridge Ct	SAME	
Nashville TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Neika Stephens * hereinafter referred to a Grantor(s), have bargained and sold, and do hereby transfer and convey Lawrence H. Pomeroy and wife Robin H. Pomeroy hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*married

Being Lot No. 38 on the plan of Treemont of record in Book 6250, pages 895, page 896 and 897 to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neika B. Stephens by deed from Dwight Stacey and wife Sharon Stacey of record in Book 10539, page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1998 taxes a lien which are not yet due and payable. 2) All matters appearing on plat of record in Plat Book 6250, Page 895, 896 and 897 3) Bridle path easement of record in Book 1066, page 274 4) Easement agreement for right of way of record in Book 6833, page 633 5) Charter of Treemont Homeowners Association of record in Book 6833, page 617 and Book 6840, page 509 6) Covenants, conditions, restrictions reservations, easements, liens for assessments, options, powers of attorney and limitation on title set forth in restrictions recorded in Book 6833 page 594 and page 601 and Book 8259 page 498 and in any allied instruments referred to in said restrictions. 7) Charter of Tyne Ridge Court Private Road Association of record in Book 6833, age 650 and Book 6844, apge 674 and By-Laws of record in Book 6833, page 637, Book 6833, page 653 and Book 6844, page 675 8) By-Laws of Treemont Homeowners Association of record in Book 6833, page 620 and Book 6833 page 604

This property is improved property known as 4957 Tyne Ridge Ct, Nashville, Tennessee 37220

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 31st day of July, 1998.

Neika Stephens

Neika Stephens

William E. Stephens

William E. Stephens
who joins in this conveyance for the sole purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neika Stephens and William B. Stephens, 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 Brentwood, Tennessee, this 31st day of July 1998.

Notary Public

My Commission expires: ~~05/08/99~~ 3/21/2001

98 111 0101 03CHECK 2508.50

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

RECEIVED OF _____

FOR _____

BOOK 11061 PAGE 817

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHK#	
				675000.00
			CON TX	247.50
			PRFEE	1.00
			MTGFEE	6.00
			OFEE	2.00
			TOTAL	256.50
			CHECK	250.50

08/11/93 11 14:51 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0473806
ACCEPTED AS REFERENCE

93 AUG 11 PM 2:51
REGISTER
DAVIDSON CO. TN.

No. [illegible]