WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15 DAY OF Dec., 19 98

Notary Public

My Commission Expires: 5/26/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MAZER

BOOK 11257 PAGE 48

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
DAVID W. POMEROY, a single person 1813 Cedar Lane Nashville, TN 37212	First Trust Mortgage Company 6525 Quail Hollow Road Memphis, TN 38120	Map 117-4 Parcel 321

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **SUSAN D. HYDE AND CYNTHIA J. BOHN**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DAVID W. POMEROY, a single person**, hereinafter called Grantee, their 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. 1 on the plan of A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, Surveyor, dated November 9, 1977, as follows:

Said part of said Lot No. 1 fronts 75 feet on the southerly said of Cedar Lane and extends back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Susan D. Hyde and Cynthia J. Bohn, by warranty deed from R. Eli Ball and wife, Heidi Ball, of record in Book 7392, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Plan Book 1, page 22, Chancery Court, Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1813 Cedar Lane Nashville, TN 37212

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 person 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 15 day of December, 1998.

Susan D Hyde
Susan D. Hyde

Cynthia J. Bohn
Cynthia J. Bohn

BOOK 11257 PAGE 49

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Susan D. Hyde and Cynthia J. Bohn, within named bargainors, 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, in Nashville, Tennessee, the 15th day of December, 1998.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

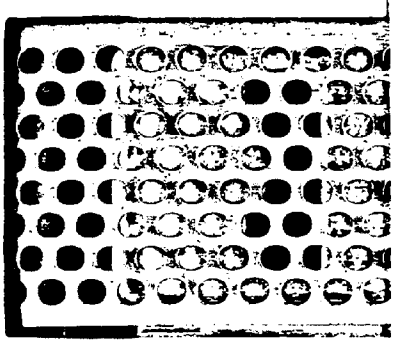
Notary Public

My commission expires: 3/17/2002

0526493
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 12:42
REGISTER
WILLIAMSON COUNTY, TN.

1880 12/17 0101 03CHECK 713.63



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

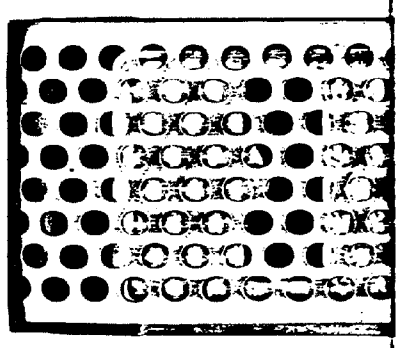
BOOK 11257 PAGE 50

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT

189900.00
CON TX 702.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 713.63
CHECK 713.63

12/17/98 01 12:42 0001 1880



0526493
IDENTIF. # REFERENCE

98 DEC 17 PM 12:42
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401330