This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Mary E. Settle
2035 Waterford Drive
Old Hickory, Tennessee 37138

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP	**53-6**
GROUP	**B**
PARCEL	**111C0**

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon L. Smith (now Pomeroy)** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Mary E. Settle, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Waterford Subdivision Phase 5B of record in Plat Book 7900, page 838 and 839, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sharon L. Smith, unmarried by deed from W. L. Bainbridge, Inc. dated September 22, 1995, of record in Book 9804, page 807, Register's Office for Davidson County, Tennessee. David Pomeroy, husband of Sharon L. Smith Pomeroy, joins in this conveyance to convey any marital interest he may have in said property.

0215 07/08 0101 CHECK 459.00

This is improved property known as 2035 Waterford Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien not yet due and payable. Map 53-6, Group B, Parcel 111C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

99 JUL -8 PM 4:12
REGISTER
DAVIDSON COUNTY, TN.

INSTR. # REFERENCE
06095 77

2. Subject to restrictive covenants contained in instruments of record in Book 7463, page 294, restated in Book 8699, page 462 and amended and restated in Book 9530, page 185, Book 9530, page 189 and Book 8694, page 216, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 838 and 839, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback line and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of July, 1999.

Sharon L. Smith Pomeroy

Sharon L. Smith (now Pomeroy)

David Pomeroy

David Pomeroy

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon L. Smith Pomeroy and David Pomeroy**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

Mary E. Lotts
AFFIANT

Subscribed and sworn to before me on this 7th day of July, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11565 PAGE 182

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

0609577

IDENTIF. & REFERENCE

99 JUL -8 PM 4:12

REGISTER
DAVIDSON COUNTY, TN.

DRAFT

120000-00

CON TX	444.00
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	459.00
CHECK	459.00

07/08/99 01 16:14 0001 0219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488581