THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Juli Merrill Dean
Affiant

Subscribed and sworn to before me, this 10th day of January, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JULI MERRILL DEAN 905 Boscobel Street Nashville, Tennessee 37206	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 82-16 PARCEL 289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100------- ($ 250,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RANDALL TODD POMEROY, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JULI MERRILL DEAN, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LAURA A. POMEROY, spouse of Randall Todd Pomeroy, joins in this conveyance to convey any interest she may have in subject property.

Davidson County DEEDWARR
Recvd: 01/11/01 11:02 3pgs
Fees:15.00 Taxes:925.00
20010111-0003542

This is improved property known as 905 Boscobel Street, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 10th day of January, 2001.

RANDALL TODD POMEROY

LAURA A. POMEROY

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

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 RANDALL TODD POMEROY and LAURA A. 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 instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

905 Boscobel Street
Nashville, Tennessee 37206

BEING a lot of land in the 18th Ward of the City of Nashville, being a part of the Totten Property, as of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, and a part of the Barrow Property, a Plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly margin of Boscobel Street at a point 100.0 feet easterly from the westerly margin of South Ninth Street, said beginning point is also the southeast corner of the property conveyed to E.V. McIntire and wife, by deed from Caroline Meyers Anderson, et al., of record in Book 720, page 317, Register's Office for said County; thence with McIntire's east line northwardly 190.0 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 105.0 feet, more or less, to the northwest corner of the property conveyed to E.M. Cooper and wife, by deed from Mrs. Julia F. Garrett of record in Book 720, page 40, Register's Office for said County; thence with Garrett's west line southwardly 190.0 feet to the northerly margin of Boscobel Street; thence with the northerly margin of said Street westwardly 105.0 feet, more or less, to the beginning.

BEING the same property conveyed to Randall Todd Pomeroy, a single person, by deed from Nathan M. Hester of record in Book 7769, page 254, and being the same property conveyed to Randall T. Pomeroy, unmarried, by deed from Mark A. Ellmore, Jr., Trustee, to create a fee simple absolute, of record in Book 11280, page 911, Register's Office for Davidson County, Tennessee.