(2)

File #200320508

628.63
13.00

Davidson County DEEDWARR
Recvd: 01/16/04 14:45 2pgs
Fees:13.00 Taxes:628.63

20040116-0007102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

Heather D. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2004.

Notary Public

MY COMMISSION EXPIRES ON 10/22/05 922-07/Ra

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha Shannon	New Owner	Map: 98-2-73.00
(NAME) 5604 Chestnutwood Trail	(NAME)	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KENT M. POMRENKE AND WIFE, KRISTEN L. POMRENKE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BERTHA SHANNON, [redacted] MARRIED,** hereinafter called the GRANTEES, 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 all of Lot No. 82, on the Plan of Phase II B, Roxborough East, as shown by plat appearing of record in Plat Book 7900, Page 601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kent M. Pomrenke and wife, Kristen L. Pomrenke by Warranty Deed dated August 3, 2001 of record in Instrument No. 20010807-0084746, and by Quitclaim Deed dated October 12, 2001 of record in Instrument No. 20011022-0115067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 8727, Page 739; Easement to Cumberland Utility District of record in Book 8631, Page 751; any and all matters shown on plat of record in Plat Book 7900, Page 601; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5604 Chestnutwood Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 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 our hands this 2nd day of January, 2004.

Kent M Pomrenke by Jeannie Timmons, his atty in fact
Kent M. Pomrenke by Jeannie Timmons, his Attorney-in-Fact

Kristen L. Pomrenke by Jeannie Timmons, her atty in fact
Kristen L. Pomrenke by Jeannie Timmons, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

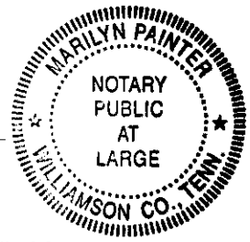
On this 2nd day of January, 2004, before me personally appeared Jeannie Timmons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Kent M. Pomrenke and Kristen L. Pomrenke, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. * _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 2nd day of January, 2004.

* 2004 0116-
0007101

Marilyn Painter

Notary Public



My Commission Expires: _____

MY COMMISSION EXPIRES
FEBRUARY 13, 2005

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064