THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 01/13/06 15:42 3 pgs
Fees:18.00 Taxes:333.00
20060113-0005681

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
James A. Pomeroy Anne B. Pomeroy 405 Louviers Lane Old Hickory, TN 37138	New Owner	Map 64 Parcel 25

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by James A. Pomeroy and Anne B. Pomeroy, hereinafter referred to as "Grantees," CLEVELAND HALL, LLC, a Tennessee limited liability company hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Lot 160, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument Number 20060106-0002332, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Grantor by deed of record in Book 11714, page 126, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1172 Cleveland Hall Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) matters shown on the plat of record in Instrument Number 20060106-0002332; (ii) Charter of Cleveland Hall Homeowners Association, Inc., of record in Book 11725, page 70, Register's Office for Davidson County, Tennessee; (iii) Declaration of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, page 76, Register's Office for Davidson County, Tennessee; (iv) easement to Bellsouth Telecommunications, Inc., as set forth in instrument of record in Book

11720, page 325, Register's Office for Davidson County, Tennessee; (v) Stormwater Detention Agreement of record as Instrument No. 20051115-0136615, Register's Office for Davidson County, Tennessee; and (vi) taxes for the current year which are hereby assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 12th day of January, 2006.

CLEVELAND HALL, LLC, a Tennessee limited liability company

By: _____
W. Allen Bryan, III,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John M. Baird, a Notary Public of said County and State, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Cleveland Hall, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, this 12th day of January, 2006.

_____
Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1-28-06

My commission expires:

1-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of January, 2006.

Notary Public

My Commission Expires:

1-28-06

JOHN M. BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1-28-06