WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Joyce Marie Pomeroy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Krista L. Roser	First Citizens National Bank	Parcel ID:
243 Wheeler Ave.	One First Citizens Place	13306019300
Nashville, TN 37211	Dyersburg, TN 38024-4641	

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, we

Joyce Marie Pomeroy and husband, Leslie H. Pomeroy and Glenda Napier, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Krista L. Roser, a single person
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:

Being Lots Nos. 44, 45, 46, and 47 on the map of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyor, April 1939, as follows:

Beginning on the southerly margin of Wheeler Avenue at a point 497.5 feet west of the westerly line of the Freed land, said point being the corner of Lots Nos. 47 and 48; Thence with the line between said two lots, southwardly 208.6 feet; thence north 88 degrees west 100 feet to the corner of Lots Nos. 43 and 44; thence with the line between said two lots, northwardly 210.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

BEING the same property conveyed to Joyce Marie Jones and Glenda Napier by Quitclaim Deed from William G. Hudson and Leontine W. Hudson, of record in Book 9789, Page 854, dated June 15, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees.

Joyce Marie Pomeroy and Joyce Marie Jones being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 243 Wheeler Ave., Nashville, TN 37211

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 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 30th day of April, 2010.

Joyce Marie Pomeroy
Joyce Marie Pomeroy

Leslie H. Pomeroy
Leslie H. Pomeroy

Glenda Napier
Glenda Napier

BILL GARRETT, Davidson County
Trans:T20100027016 DEEDWARR
Recvd: 05/06/10 08:20 2 pgs
Fees:13.00 Taxes:370.00
20100506-0034358

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 Joyce Marie Pomeroy, Leslie H. Pomeroy, and Glenda Napier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.