21-2-119

PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **April, 2001** by and between **BRIANE S. MESSER, an unmarried man** , herein after referred to as GRANTOR, and **STANLEY H. MCQUISTON, JR, a single man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 15 and the easterly 10 feet of Lot No. 14 on the Map of the re-subdivision of Eastdale Place, of record in Book 974, page 22, Register's Office for said County.

Said Lot No. 15 and part of Lot No. 14 adjoin and front together 75 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED to Briane S. Messer, unmarried by Warranty Deed from The Estate of Carl B. Simpson and recorded in Book 10405, page 411, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1304 Plymouth Avenue, Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 05/02/01 17:02 2pgs
Fees:11.00 Taxes:488.40
20010502-0045148

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

BRIANE S. MESSER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **BRIANE S. MESSER, an unmarried man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **April, 2001.**

Susan Matlock
Notary Public

My Commission Expires NOV 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
STANLEY H. MCQUISTON, JR
1304 Plymouth Avenue, Nashville, Tennessee 37216

Send Tax Statements to:
Franklin American Mortgage Corporation
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map & Parcel (61-12-106)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$132,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **April, 2001.**

Susan Matlock
Notary Public

My Commission Expires ~~My Commission Expires NOV. 24,~~ 2001

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-119