Davidson County DEEDWARR
Recvd: 11/07/03 12:16 2pgs
Fees:13.00 Taxes:451.40
20031107-0163765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of November, 2003.

Notary Public

My Commission Expires: 11/30/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jamie Herron and Jimmy R. Messer
3137 Goodwin Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
~~NEW OWNER~~
Wells Fargo Home Mortgage
11301 Carmel Commons Blvd.
Suite 301
Charlotte, NC 28226

MAP-PARCEL NUMBERS:
136-9-22

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher J. Judge, Jr. and wife, Joann E. Judge** hereinafter referred to as Grantors, hereby transfers and conveys to **Jamie Herron and husband, Jimmy R. Messer** hereinafter referred to as 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 Lot No. 47 on the Plan of Edge-O-Lake, Section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher J. Judge, Jr. and wife, Joann E. Judge by Deed from James M. Davis and wife, Peggy S. Davis of record in Book 11364, page 710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable.

the Plan of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5460, Page 269, and in Book 5496, page 697, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien now due and payable.

This is improved property known as 3137 Goodwin Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 6th day of November, 2003.

Christopher J. Judge, Jr.

Joann E. Judge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher J. Judge, Jr. and wife, and Joann E. Judge, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2003.

Notary Public

My Commission Expires: 11-27-05

WILLIAMSON COUNTY, TN
NOTARY PUBLIC AT LARGE
DONALD R. BARRETT, JR.

09607-BP