Davidson County DEEDWARR
Recvd: 01/23/04 16:23 2pgs
Fees:13.00 Taxes:399.60

20040123-0009473

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Francisco J Gonzalez
Affiant

Subscribed and sworn to before me, this 23rd day of January, 2004.

Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd.**
**Suite 102**
**Brentwood, TN 37027**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Francisco J. Gonzalez** | **Prime Mortgage USA, Inc.** | **133-16-238** |
| **309 Paragon Mills Road** | **1811 North Meridian** | |
| **Nashville, TN 37211** | **Indianapolis, IN 46202** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Jacqueline G. Fleming**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Francisco J. Gonzalez**, a married man

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, State of Tennessee, described as follows to-wit:

BEING Lot No. 22 on the Plan of Indian Mound Subdivision as of record in Plat Book 5800, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jacqueline G. Fleming, a single person, by Warranty Deed, from Reza Aliabadi, a single person, of record in Book 6145, page 203, dated September 25, 1983, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 5800, page 92, Register's Office for DAVIDSON County, Tennessee.
2. Restrictions of record in Book 5935, page 450, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 309 Paragon Mills Road, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 23rd day of January, 2004.

Jacqueline G. Fleming

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Jacqueline G. Fleming, the within named sellers, 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, at office, this 23rd day of January, 2004.

Notary Public

My Commission Expires:

