Davidson County DEEDWARR
Recvd: 12/01/04 13:14 2pgs
Fees:13.00 Taxes:307.10

20041201-0143021

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$83,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2004.

Notary Public

My commission expires: 10-3-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marshall B. Messamore	**Franklin American Mortgage Company**	**149-08-0 190.00**
357 Clearwater Drive	**501 Corporate Centre Drive, #400**	
Nashville, TN 37217	**Franklin, TN 37067**	

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,

Jenny M. Boland, a married woman who obtained title as an unmarried woman and her husband Daniel B. Paredes

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

Marshall B. Messamore, an unmarried 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, Tennessee being Lot 19-A, Zone Lot Division of Lots 10-16 & 18-43 on the plan of Edge-O-Lake Estates, Section 21 of record in Plat Book 6250, Page 111, and amended in Plat Book 6900, Page 256 Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jenny M. Boland, and Richard J. Boland and Glenda W. Boland by deed dated March 31, 1995 from Shari L. Wilkes and husband, Leslie Wilkes of record in Book 9637, Page 327, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jenny M. Boland, an unmarried woman by deed dated September 22, 2003 from Richard J. Boland and Glenda W. Boland of record in Instrument No:20031015-0152528, Register's Office for Davidson County, Tennessee.

Daniel B. Paredes joins in this conveyance for the purpose of conveying all right, title and interest, marital or otherwise, he may have in the subject property as the spouse of Jenny M. Boland.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **357 Clearwater Drive, Nashville, TN 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 30th day of November, 2004.

Jenny M. Boland

Daniel B. Paredes

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jenny M. Boland and Daniel B. Paredes,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **November, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TN