Davidson County DEEDWARR
Recvd: 02/13/01 14:48 2pgs
Fees:11.00 Taxes:289.53

20010213-0014020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Wright (NAME)	American West Financial (NAME)	MAP 142-15-A
110 Bellevue Road #21 (ADDRESS)	10718 Civic Center Drive (ADDRESS)	PARCEL 21
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Cucamonga, CA 91730 (CITY) (STATE) (ZIP)	

FOR AND 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, Michael Bennett Climer and Elizabeth Climer Schmitt, being the sole heirs at law of Beverly B. Climer

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

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 Unit No. 21 of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, page 231, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed of record in Book 5520, page 203, said Register's Office.

Being the same property conveyed to Kenneth E. Climer and wife, Beverly B. Climer, by deed from Ersie H. Climer, formerly known as Ersie J. Hanshaw, and husband, Michael B. Climer, of record in Book 9233, page 305, which corrects the deed of record in Book 7667, page 26, said Register's Office. The said Kenneth E. Climer died on November 22, 1999. The said Beverly B. Climer died intestate on May 15, 2000, leaving her two children, Michael Bennett Climer and Elizabeth Climer Schmitt as her sole heirs at law.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 110 Bellevue Road #21, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 9th day of February, 2001

Michael Bennett Climer

Elizabeth Climer Schmitt

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 Michael Bennett Climer and Elizabeth Climer Schmitt, being the sole heirs at law of Beverly B. Climer

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 and official seal at Nashville Tennessee, this 9th day of February, 2001

Commission expires 9/25/2004

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath acknowledged to be the of the within named bargainor, and corporation, and that as such being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such .

My Commission Expires September 25 2004

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public