RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **May, 2001, by and between JOSEPHINE TALLMAN, UNMARRIED, hereinafter called Grantor, and DIMAS HERN, SR., UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, JOSEPHINE TALLMAN, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto DIMAS HERN, SR., UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 308 ARCHWOOD DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Josephine Tallman

J O S E P H I N E T A L L M A N
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/23/01 15:41 3pgs
Fees:15.00 Taxes:223.85

20010523-0053707

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOSEPHINE TALLMAN, UNMARRIED, the within named bargainors, 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 **18th** day of May, 2001.

Notary Public

My Commission Expires: May 20, 2004

Name and Address of Property Owner:

DIMAS HERN, SR., UNMARRIED

632 CENTER STREET
MADISON, TN 37115

Property Address:

308 ARCHWOOD DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-7, PARCEL 81

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$60,500.00** 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 **18th** day of **May, 2001.**

Notary Public

My Commission Expires: May 20, 2004

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EXHIBIT 'A'

BEING Lot No. 56 on the Plan of ARCHWOOD ACRES, SECTION I, of record in Book 2133, page 120, Register's Office for said County.

SAID lot No. 56 fronts 118 feet on the easterly side of Archwood Drive, and extends back 284.12 feet on the northerly line, and 254.25 feet on the southerly line, to a dead line, on which it measures 182 feet.

Being the same property conveyed to W.F. TALLMAN AND WIFE, JOSEPHINE TALLMAN, by Warranty Deed from FRED AND MARGUERITE BAXTER, of record in BOOK 3868, PAGE 549, Register's Office for DAVIDSON County, Tennessee. The said W.F. Tallman having since died on May 26, 1990, the property vests by operation of law in his surviving spouse, Josephine Tallman, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 43-7, PARCEL 81).

3. Any and all other matters of record.