Davidson County DEEDWARR
Recvd: 12/04/01 15:14 2pgs
Fees:13.00 Taxes:326.34
20011204-0133128

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No. 21-110163

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $88,200.00.

Peggy Clymer
Affiant

Sworn to and subscribed before me on this the 21st day of November, 2001.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

Taylor, Bean & Whitaker Mortgage
1417 North Magnolia Avenue
Ocala, FL 34475

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Bobby Clymer	Mortgagee	043-07-0 081.00
308 Archwood Drive	Address as above	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DIMAS HERN, SR., unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BOBBY CLYMER and wife, PEGGY CLYMER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 56 on the Plan of Archwood Acres, Section I, of record in Book 2133, Page 120, said Register's Office. 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 DIMAS HERN, SR., unmarried by Deed dated May 18, 2001 from JOSEPHINE TALLMAN, unmarried and recorded as Instrument No. 20010523-0053707, said Registers' Office.

This is improved property known as 308 Archwood Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 21st day of November, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DIMAS HERN, SR.

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DIMAS HERN, SR. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21st day of November, 2001.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 06/14/05

