WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/05 12:17 2 pgs
Fees:13.00 Taxes:1961.00

20593

20050429-0047865

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF April, 2005.

(Affix Seal) Notary Public

My Commission Expires: 3/25/06

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew McVie and wife, Angela McVie	Bank of America NA	
4711 Franklin Pike	900 W. Trade St.	Map and Parcel 132-14-80
Nashville, TN 37220	Charlotte, NC 28255-0001	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, VICTOR B. APPLE AND WIFE, DIANA K. APPLE, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW MCVIE AND WIFE, ANGELA MCVIE, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

BEING the southerly 148 feet of Lot No. 8 on the unrecorded map of the Hermitage Stud Subdivision of the John Thompson Property, described according to a survey made by W. B. Southgate, Surveyor, April 19, 1932, as follows:

BEGINNING at the northwest corner of the Franklin Road and Robertson Academy Road; thence with the northerly margin of Robertson Academy Road, north 89 degrees 5' west 638 feet 6 inches to the corner of Lots Nos. 8 and 9; thence north 2 degrees 15' east 148 feet; the south 89 degrees 5' east 638 feet 6 inches to the westerly margin of Franklin Road; thence with said Road, south 2 degrees 15' west 148 feet to the beginning.

Being the same property conveyed to Victor B. Apple and wife, Diana K. Apple by Warranty Deed from Glenn W. McMillan and wife, Mary H. McMillan of record in Book 8178, page 572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 132-14-80.
b. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4738, page 295, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4711 Franklin Pike, Nashville, Tennessee 37220 .

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(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 26 day of April, 2005:

Victor B. Apple

Diana K. Apple

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named VICTOR B. APPLE AND WIFE, DIANA K. APPLE, 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 Franklin, Tennessee, this 26th day of April, 2005.

My Commission Expires: 02-05-2009

DOUGLAS S. HALEY
COMMISSION EXP.
Notary Public At Large
WILLIAMSON COUNTY, TN

~~Notary~~ Public