Davidson County DEEDWARR
Recvd: 08/02/05 08:52 2 pg
Fees:13.00 Taxes:402.93

20050802-0090028

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$108,900.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2005.

Notary Public

My commission expires: 11/28/2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Roger Applegate**<br>**Deborah Applegate** | **BANK OF AMERICA, N.A** | **162-08-0-028.00** |
| **57 Benzing Road** | **9000 Southside Boulevard** | |
| **Antioch, TN 37013** | **Jacksonville, FL 32256** | |

FOR AND IN 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,

**Larry Boyle and wife, Naomi Boyle**

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

**Roger Applegate and wife, Deborah Applegate**

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 No. 41 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Larry Boyle and wife, Naomi Boyle, by Warranty Deed from George McDougall and wife, Donna McDougall, dated November 28th, 1995, of record in Book 9877, Page 946, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Restrictive Covenants of record in Book 3861, Page 744, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) unimproved (____) property, known as: **57 Benzing Road, Antioch, TN 37013**

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 my/our hand(s) this **26th** day of **July, 2005.**

Larry Boyle

Naomi Boyle

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Boyle and Naomi Boyle,** the 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 and official seal at Nashville, Tennessee, this **26th** day of **July, 2005.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 3/22/09

**RECORD & RETURN TO**
**BELL & ALEXANDER TITLE SERVICES, INC.**
**204 RIVERGATE PKWY.**
**GOODLETTSVILLE, TN 37072**