RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/06 10:14 2 pgs
Fees:13.00 Taxes:366.30
20060726-0089992

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON ,
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Boyle (NAME)	Bank of America, N.A. (NAME)	MAP 094-08-0
1821 Dahlia Drive (ADDRESS)	9000 Southside Blvd., Bldg. 700 (ADDRESS)	PARCEL 29.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, Carlee C. Duvall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Boyle, a married person

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. 23 on the Plan of Dahlia Gardens, Section 2, as of record in Book 2900, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 86 feet on the Southerly side of Dahlia Drive and extends back 237.8 feet on the Easterly line and 227.6 feet on the Westerly line to a dead line measuring 90.1 feet thereon.

BEING the same property conveyed to William McCoy Duvall and wife, Carlee C. Duvall by Warranty Deed dated October 10, 1960, from John U. Wilson and wife, Louise Wilson, of record in Book 3135, Page 229, Register's Office for Davidson County, Tennessee. The said William McCoy Duvall having since died on October 14, 1993 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Anita Duvall Boyd executes this instrument on behalf of Elizabeth Carlee Duvall a/k/a Carlee C. Duvall, pursuant to a Durable Power of Attorney which is of record by Instrument No. 20060720-0087552 in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1821 Dahlia Drive, Nashville, TN 37210
(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 my hand this 19th day of July, 2006

Carlee C. Duvall
By: CARLEE C. DUVALL

Anita Duvall Boyd, Attorney-in-fact
Anita D. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anita Duvall Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carlee C. Duvall a/k/a Elizabeth Carlee Duvall as her Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Carlee C. Duvall a/k/a Elizabeth Carlee Duvall.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of July, 2006.

Notary Public

My Commission Expires: 2/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON