Davidson County DEEDWARR
Recvd: 12/19/06 09:49 3 pgs
Fees:18.00 Taxes:543.90
20061219-0156052

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
ALBERT O. APPLEGATE AND WIFE,
SAUNDRA J. APPLEGATE
250 S Goose Creek By Pass
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 034030018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FORTY-SEVEN THOUSAND AND NO/100 ($147,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **DOROTHY LILLIAN MARLER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **ALBERT O. APPLEGATE AND WIFE, SAUNDRA J. APPLEGATE**, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 230 on the unrecorded map of Shepherd Hills, Section VI, in the 10th Civil District of Davidson County, described as follows:

BEGINNING at a point in the northeasterly margin of Twin Hills Drive at the corner of Lots 230 and 231; thence with the line between said lots, northeasterly 294.6 feet to a point in the line of Lot No. 234; thence with the line between Lots 230 and 234, northwesterly 90 feet to a corner of Lot No. 238; thence with the line between Lots 230 and 238, northwesterly 79.9 feet to a corner of Lot No. 229; thence with said line between Lots 229 and 230, southwesterly 306.7 feet to the margin of Twin Hills Drive; thence with the margin of the same, southeasterly 136.05 feet to the point of beginning.

BEING the same property conveyed to Mary E. Marler, Sarah A. Marler and Dorothy L. Marler by deed from the County Court Clerk, dated January 8, 1975 and of record in Book 4881, page 344, in the Register's Office for Davidson County, Tennessee.

The said MARY MARLER died November 6, 1995 and according to her Will of record in Docket Book 98P, page 666, in the Probate Court Clerk's Office for Davidson County, Tennessee, she devised her interest in the within-described property to her sister, SARAH MARLER.

The said SARAH ANNE MARLER a/k/a SARAH MARLER died May 5, 2006 and according to her Will of record in Docket Book 06P, page 867, in the Probate Court Clerk's Office for Davidson County, Tennessee, she devised her interest in the within-described property to her sister, DOROTHY LILLIAN MARLER. For further reference see Affidavit of heirship of Estate of Sarah Anne Marler of record as instrument no. 20061201-0148732, said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEES**, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2006 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements and Restrictions set forth herein.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEES**, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 12 day of December, 2006.

ENCINAS GC

Dorothy Lillian Marler by Grace Encinas (POA) atty-in-fact

DOROTHY LILLIAN MARLER BY GRACE ~~ENCIANAS~~ ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN RECORD BOOK _____, PAGE X, RODCT

#20061219-0156051

STATE OF OKLAHOMA

COUNTY OF Tulsa

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRACE ENCINAS to me known to be the person who executed the foregoing instrument on behalf of DOROTHY L. MARLER and acknowledged that she executed the same as the free act and deed of the said DOROTHY L. MARLER.

WITNESS my hand and official seal on this the 12 day of December, 2006.

Jami Baker

NOTARY PUBLIC

#03010761

MY COMMISSION EXPIRES: 08-12-2007

Notary Public Oklahoma
OFFICIAL SEAL
JAMI BAKER
TULSA COUNTY
03010761 Exp. 8-12-07

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$147,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 15 day of December, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

My Comm. Exp. 7-21-2008