Mail

This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

BOOK 8188 PAGE 983

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael F. Boelter etux 724 Florence Circle Madison, Tn. 37115	BarclaysAmerican Mortgage 5032 Parkway Plaza Blvd. Charlotte, N. C. 28233	52-6-49

W A R R A N T Y D E E D 5895 09/05 0101 03CHECK 303.70

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **GRADY JOE TOLER**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **MICHAEL F. BOELTER AND WIFE, KAREN P. BOELTER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 8 on the map of Madison Heights Subdivision, Section One, as of record in Book 1424, page 6, Register's Office for said County.
>
> Said Lot No. 8 lies on the West side of Florence Avenue and begins at the Southeast corner of Lot No. 7, running thence South along Florence Avenue 63.1 feet to a stone marker; thence around the curve of Forence Avenue 41.4 feet to the Northeast corner of Lot No.9; thence in a westerly direction 243.2 feet to a rear line; thence North 150 feet along said rear line to the Southwest corner of Lot No. 7, thence along the line between Lot 8 and Lot 7, 238.2 feet to the point of beginning.
>
> Being the same property conveyed to Grady Joe Toler by deed from Grady Joe Toler and wifeEdna Sue Toler and Larry Snedeker, Trustee of record in Book 6865, page 916, RODC, Tn. and being the same property conveyed to Grady Joe Toler and wife Edna Sue Toler by deed from William H. Good and wife, Sandra C. Good by deed of record in Book 5088, page 489, Register's Office of Davidson County, Tn.

5 4 7 8 5

SEP 5 8 50 AM '90

SUBJECT TO THE FOLLOWING:

1. 1990 Taxes are a lien, but not yet due and payable.
2. The Plan of record in Book 1424, page 6, said Register's Office.

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 and 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as: 724 Florence Circle, Madison, Tennessee 37115

AND I, Crystal Dawn Toler, wife of Grady Joe Toler, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS OUR HANDS THIS 31ST DAY OF AUGUST, 1990 IN FRANKLIN, TENNESSEE.

Grady Joe Toler
SELLER: GRADY JOE TOLER

Crystal D Toler
SELLER: CRYSTAL DAWN TOLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Grady Joe Toler and wife, Crystal Dawn Toler, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness My hand this 31st day of August, 1990 in Franklin, Tn.

Cynthia H Witt
Notary Public

My Commission Expires:
11/16/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $89,000.00.

Michael J. Boelter
AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of August, 1990, in Franklin, Tennessee.

Cynthia H Witt
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/16/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 986

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 89000.00

CON TX 293.70

PRFEE 1.00

MDEED 9.00

TOTAL 303.70

CHECK 303.70

09/05/90 01 09:00 0001 5895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 7 8 5

IDENTIFICATION

SEP 5 8 59 AM '90

FELIX Z. WILSON, II

No. 352581