Bot. 16

[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[	]	]
[Charles M. Tolley et ux	] First Republic Mortgage Corp	] Map and Parcel]
[504 Juneau Court	] 6012 Wilmington Pike	]]
[Hermitage, TN 37075	] Dayton, Ohio 45459	] 7507-14]
[	]	]]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, R. Wayne Bowen and wife, Mary W. Bowen, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Charles M. Tolley and wife, Neva S. Tolley, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 40 on the Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to R. Wayne Bowen and wife, Mary W. Bowen, by deed from Thomas N. Garrison and wife, Ceile Crane Garrison, of record in Book 7488, page 949, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 504 Juneau Court, Hermitage, TN 37076.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 3700, Page 106, said Register's Office and all matters therein; (2) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees; (3) Restrictive Covenants of record in Book 4099, Page 239, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $90,500.00.]
[Charles M. Tolley]
[Affiant]
[Subscribed and sworn before me this 31st day of OCTOBER, 19 90.]
[ ]
[Notary Public]
[My Commission Expires:]
[ ]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 2, 1992

6900

IDENTIF. REFERENCE

Nov 2 3 08 PM '90

FILED & RECORDED DAVIDSON COUNTY TN.

A133 11/92 0101 03CHECK 305.65

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of October, 1990.

R. Wayne Bowen

R. Wayne Bowen
By: Sam Beene
Sam Beene, his attorney in fact as authorized under a Limited Power of Attorney dated May 9, 1990, and recorded simultaneously herewith.

Mary W Bowen

Mary W. Bowen
By: Sam Beene
Sam Beene, his attorney in fact as authorized under a Limited Power of Attorney dated May 9, 1990, and recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sam Beene, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of R. Wayne Bowen and wife, Mary W. Bowen and is authorized by R. Wayne Bowen and wife, Mary W. Bowen to execute this instrument on their behalf.

Witness my hand and official seal at ~~Nashville~~ Goodlettsville, Tennessee, this 31st day of October, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 7/23/94

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8230 PAGE 735

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 90500.00
CON TX 298.65
PRFEE 1.00
MDEED 6.00
TOTAL 305.65
CHECK 305.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/90 01 15:08 0001 4133

6990U

IDENTIF. REFERENCE

NOV 2 3 08 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 370202