BOOK 10605 PG 554

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68.500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: 4/2 5/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy G. Spence	First Bank & Trust	86-14A-219
(NAME)	(NAME)	
219 Thistle Lane	1691 North Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(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, **BARBARA A. BOYSEN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY G. SPENCE, AN UNMARRIED 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:

BEING Unit No. 219 on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, Page 300, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Barbara A. Boysen, Single by deed from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 7029, Page 87, said Register's Office.

Trent Boysen executed this instrument on behalf of Barbara A. Boysen pursuant to a Power of Attorney which is being placed of record concurrently herewith.

This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, Page 365; By-Laws in Book 6034, Page 383, as amended in Book 7660, Page 612; Charter in Book 6034, Page 376, as amended in Book 7466, Page 25 and Book 8275, Page 843; Homeowners Association Quitclaim Deed for open spaces in Book 6158, Page 931, Book 6209, Page 548 and Book 6668, Page 54; and any and all matters on the plan of record in Book 6250, Page 300, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 219 Thistle Lane, Hermitage, TN 37076

(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 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 27th day of August, 1997.

Barbara A. Boysen by Trent Boysen, Attorney-in-Fact

Attorney-in-Fact

0347645
IDENTIF. ↑ REFERENCE

97 SEP 11 PM 2:10
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Trent Boysen as Attorney-in-Fact for Barbara A. Boysen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

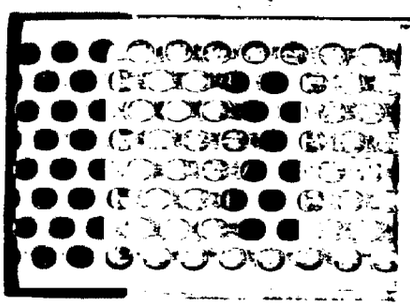
Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of August, 1997.

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission Expires: 4/25/99

7650 09/11 0101 03CHECK 262.45



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10605 PG 556

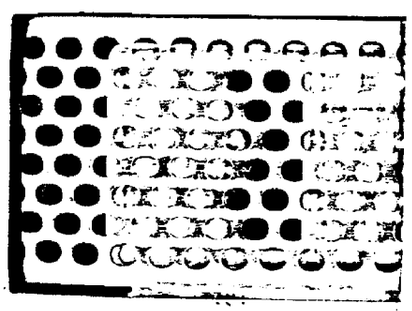
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
TOTAL	262.45
CHECK	262.45

09/11/97 01 14:15 0001 7650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347645
IDENTIF. ↑ REFERENCE

97 SEP 11 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1197098