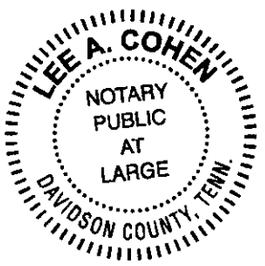
Box 10-B



Davidson County DEEDWARR
Recvd: 08/09/07 10:46 2 pgs
Fees:13.00 Taxes:832.50



20070809-0095288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN BOLSTAD	**SAME**	**110-00-0-109.00**
(NAME) **1719 STEWARTS FERRY PIKE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, THOMAS L. BOSWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BOLSTAD,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee described according to a copy of a survey made by Hickerson and Smith Engineering Co., dated February 26, 1965, as follows:

Part of Tract No. 2 on said survey and beginning at an iron pin in the center line of Stewarts Ferry Pike, said pin being located North 60 deg. 15' West 431.0 feet from a common corner with K. B. Cook property and at a common corner with Tract No. 1 on said survey; thence North 9 deg. 00' East with line of Tract No. 1, 1211.0 feet to an iron pin; thence South 85 deg. 52' East 554.0 feet to an iron pin; thence South 9 deg. 00' West 690.0 feet to an iron pin; thence North 89 deg. 15' West 240.0 feet to an iron pin; thence North 80 deg. 32' West 307.4 feet to an iron pin; thence South 9 deg. 00' West 650.0 feet to an iron pin in the center line of Stewarts Ferry Pike; thence with said center line North 60 deg. 15' West 50 feet to the point of beginning and containing 9.3 acres, more or less.

LESS AND EXCEPT that certain tract or parcel of land described in instrument of record as Instrument No. 200006140059312, said Register's Office.

Being the same property conveyed to Thomas L. Boswell and wife, Barbara J. Boswell, by deed from Don H. Jones, of record as Book 7841, page 873, dated May 5, 1989, and further conveyed to Thomas L. Boswell and Barbara J. Boswell as Tenants in Common by deed of record in Book 11093, page 793, and further conveyd to Thomas L. Boswell, by deed of record as Instrument No. 200003310032319, said Register's Office.

This conveyance is subject to an Easement Agreement for Ingress and Egress of record as Instrument No. 200006140059311, said Register's Office and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1719 STEWARTS FERRY PIKE, 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 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 9th DAY OF **AUGUST, 2007**.

x _____
THOMAS L. BOSWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas L. Boswell**, the bargainor(s), 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.

Witness my hand and official seal at **Nashville,** Tennessee this 9th DAY OF **AUGUST, 2007**.

My commission expires: **SEPTEMBER 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public