Return to: File Box 9B
First Title & Escrow Co., Inc.
#27320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

Mayne E. Thiele
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JANUARY, 2008.

Christina M. Read
NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 22, 2010

Davidson County DEEDWARR
Recvd: 01/30/08 15:01 2 pgs
Fees:13.00 Taxes:851.00

20080130-0009700

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02519 THIELE NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mayne E. Thiele	Same	146-16-0-154.00
5205 Smartt Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

A. C. BOYSEN, AND WIFE, MAJORIE E. BOYSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MAYNE E. THIELE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5205 Smartt Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 25th day of January, 2008.

A. C. Boysen By Myra B Fox, Attorney in Fact
A. C. Boysen
By: Myra B. Fox, Attorney in Fact

Majorie E. Boysen By Myra B. Fox, Attorney in Fact
Majorie E. Boysen
By Myra B. Fox, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 25th day of January, 2008, before me personally appeared Myra B. Fox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Alfred C. Boysen and Marjorie E. Boysen** and acknowledged that she executed the same as the free act and deed of said **Alfred C. Boysen and Marjorie E. Boysen**.

Witness my hand and official seal at ~~Franklin~~ Brentwood, Tennessee, this 25th day of January, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 956, SECTION IX, BRENTWOOD HALL SUBDIVISION, as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to A.C. Boysen and wife, Majorie E. Boysen by Warranty Deed from George A. Holle, Jr. and wife, Shirley T. Holle, recorded on the 10th day of July, 1961 in Book 3251, Page 215, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of A. C. Boysen and Majorie E. Boysen pursuant to a power of attorney executed by the same on the 09/03/2007, and being filed for in Instrument #20080130-0009698, and 20080130-0009699, Register's Office for Davidson County, Tennessee.