BK 3309

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by JAMES N. STANSELL, RUSSELL A. STANSELL AND MARVIN W. STANSELL,

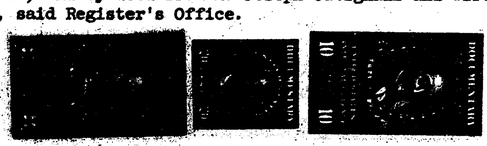
doing business as J. R. & M. Co.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, DELUXE ICE CREAM COMPANY

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the east 24 feet of the southerly 120 feet of Lot No. 62 on the Map of Hynes Addition, of record in Minute Book "B", page 85 of the Chancery Court at Nashville. Said part of said lot fronts 24 feet on the northerly side of Church Street, as widened and runs back between parallel lines 120 feet to the south line of a 5 foot strip sold to Sam L. Bryan and wife, by deed of record in Book 1142, page 132, Register's Office for said County.

Being the same property conveyed to Deluxe IceCream Company, a partnership composed of George L. Catignani and John O. Catignani, by deed from John W. Kelley and wife, of record in Book 1281, page 624, and by deed from A. Joseph Catignani and wife, of record in Book 2594, page 307, 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; 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.

Whenever 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 hands this 9th day of Nov. 1961

DELUXE ICE CREAM COMPANY

John O Catignani
John O. Catignani, Partner

By: George L Catignani
George L. Catignani, Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Henry B Clark, a Notary Public in and for said County and State, the within named George L. Catignani and John O. Catignani, as Partners of Deluxe Ice Cream Company

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1961

Commission expires Feb 25th 1963

Henry B Clark
Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

G-147857 mag

FROM

DELUXE ICE CREAM COMPANY

To

J. R. & M. CO.,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of NOV A.D. 1961
at 2:40 o'clock P.M.
Noted in Book 3309 Page 385
Recorded in Book 3309 Page 385
Recording Fee $2.00
JAMES P. WILSON, Register
By M. Smith D.C.

67406

Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE

PG 385