BOOK 4129 PAGE 694

WARRANTY DEED

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. R. &. M. Company	J. R. & M. Company	Map 92-12
(NAME)	(NAME)	
1901 Charlotte Avenue	203 McMillian St.	Par. 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tennessee.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS,*

and other good and valuable considerations paid by J. N. Stansell, R. A. Stansell and M. W. Stansell, doing business as J. R. & M. Company, the receipt of all of which is hereby acknowledged, Third National Bank in Nashville, a National Banking Corporation,

has ~~have~~ *bargained and sold, and by these presents do* ~~transfer~~ *and convey into the said* J. N. Stansell, R. A. Stansell and M. W. Stansell, doing business as J. R. & M. Company, their successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the subdivision of the Kerrigan property or lot No. 268, Boyd Home Tract, as of record in Plan Book 2, Page 102, Chancery Court at Nashville.

Said Lot No. 1 fronts 40-3/4 feet on the southerly side of Charlotte Avenue, formerly Cedar Street, and runs back 115 feet, more or less, on the westerly line and 103-3/4 feet on the easterly line, with the westerly margin of 19th Avenue North, formerly Douglas Avenue, to an alley, measuring 39.7 feet thereon.

Being part of the real property conveyed to Third National Bank in Nashville, by deed from L. C. Anderson and wife, of record in Book 4099, Page 710, Register's Office for said County.

This is ( ) unimproved (X) improved property, known as 1901 Charlotte Avenue Nash., Tenn. 37203
(Home Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. N. Stansell, R. A. Stansell and M. W. Stansell, doing business as J.R.&M. Co., their successors, *heirs and assigns, forever.*

And it does *do covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as is shown on the addendum made on the reverse side of this page the contents of which are included herein and made a part hereof.

And Third National Bank in Nashville does *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its corporate name ~~hand~~ *this* 8th *day of* May, 1967, ~~the corporate party, if any,~~ it *having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE

ATTEST:

Hampton S. Davis
Assistant Trust Officer

By: Donald F. Phillips,
Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, _____

_____

_____

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ Tennessee, this _____ day of _____ 19_____

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Daniel Logan, a Notary Public of the State and County aforesaid, personally appeared Donald F. Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of the Third National Bank in Nashville the within named bargainor, a corporation, and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal at office in Nashville, Tennessee this 8 day of May, is 67.

Daniel Logan Notary Public

Commission expires 2/3/68

ADDENDUM: This conveyance is made subject to taxes for 1967 which have been pro rated between the parties and are assumed by Grantees. This conveyance is also made subject to the rights of tenants who occupy the premises and also subject to the requirements of the Metropolitan Government of Nashville and Davidson County, Tennessee, pertaining to the unfitness of this property for human habitation and lien of the said Metropditan Government for removal of the improvements as outlined in Notice of Record in Book 4095, Page 331, Register's Office for Davidson County, Tennessee; also subject to Zoning Regulations.

STATE TAX $ 20.25
PROBATE $ 2.25
TOTAL $ 22.50

MAY 10 1967

R. E. WOMACK
COUNTY CLERK
DAVIDSON COUNTY

MAY 10 1967

71081

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAY 10 3 13 PM '67

NOTED: BOOK 116 PAGE
RECORDING FEE $
DEP. REG.

Grantor's Address

Commercial Title Company
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

Third National Bank in Nashville

TO

J. H. Stansell, Et Al, Etc.

R. Marshall, Attorney