BOOK 4789 PAGE 827

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Stansell et al (NAME)	Same (NAME)	92-B
203 McMillan Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	219
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Same (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $4700.00
FORTY SEVEN HUNDRED*----------AND 00/100 DOLLARS

Cash paid in hand by - James N. Stansell, Russell A. Stansell, and Marvin W. Stansell. D/B/A-J.R.& M. Co.

The receipt of which is hereby acknowledged, I, Henrie B. Dixon, a widow

have bargained and sold, and by these presents do transfer and convey unto the said James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, D/B/A-J.R. & M. Co.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 28 feet of Lot No. 325 on the Plan of the John Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County.

Said part of said lot no. 325 fronts 28 feet on the southside of State Street and runs back parallel between lines 170 feet to an alley.

Being the same property conveyed to V. H. Dixon and wife, Henrie B. Dixon, by deed from Essie Lee Matthews Smart of record in Book 2646, page 525, Register's Office for Davidson County, Tennessee. The said V. H. Dixon, having since died.

FEB20	CONV	*4,700.00			
FEB20	STAX		A*	12.22	
FEB20	PRFEE		A*	.50	
FEB20	WDEED		A*	4.00	* 16.72

This is improved (X) / unimproved ( ) property, known as 1603½ State Street, Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 15th day of February 19 74.

(Mrs) Henrie B. Dixon

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named Henrie Dixon, a widow

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1974

My commission expires Nov. 3 1976 Notary Public J. F. McClellan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 4700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mrs Henrie Dixon

Sworn to and subscribed before me
this 15th day of February, 19 74

My commission expires Nov 3 1976 Notary Public J. F. McClellan

This instrument was prepared by:

Atty. J. F. McClellan (Name) 941 Jefferson Street Nashville, Tenn. 37208 (Address)

WARRANTY DEED

FROM Henrie Dixon

TO James N. Stansell et al

C 4 2 6 6 1

IDENTIF. REFERENCE

FEB 20 2 21 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73