BOOK 4994 PAGE 52 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Charles Dungey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1976.

Linda F. Bowles
Notary Public

MY COMMISSION EXPIRES: May 3, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Quentin L. Housholder, Attorney - Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Stansell, etal (NAME)	Owner (NAME)	Map 11W-69-590
263 Mc Mullin St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-13-87
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Charles Dungey, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a JRM Company

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of the lot marked "Dungy" and shown on the Plan of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Beginning at a point on the southerly margin of Charlotte Pike at the northwest corner of property conveyed to Frank Knight and wife, by deed from the City of Nashville, of record in Book 142, page 601, Register's Office for Davidson County; said point being 156 feet West of the westerly margin of 33rd Avenue, North; thence southwardly, along Knight's westerly line 208.75 feet to a point which is 130.5 feet west of the westerly margin of 33rd Avenue, North; thence westwardly 89 feet to a point; thence northwardly 208.75 feet to the southerly margin of Charlotte Pike; thence with the margin of the same, eastwardly 89 feet to the beginning.

Being the same property conveyed to Charles Dungey, by deed from Jim T. Hamilton Trustee, of record in Book 4528, page 560, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 263 Charlotte Pike Nashville, Tennessee
(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 our hand s this 30th day of January, 1976

Charles Dungey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dungey

the bargainor S, 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 2nd day of February 19 76

Commission expires 11/30/76

Alan C. Hamblen
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Charles Dungey

TO
James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, d/b/a JRM Company

D 34727

TOP NTIE REFERENCE

FEB 4 11 45 AM '76

REGISTER
DAVIDSON CO. TENN.

FEB-4-76	CONV	65,000.00			
FEB-4-76	S'TAX		B*	169.00	
FEB-4-76	PR'FEE		B*	.50	
FEB-4-76	W'DEED		B*	4.00	* 173.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.