VIII/SA18

Mail

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED BOOK 6113 PAGE 173

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
James N. Stansell et al d/b/a J. R. & M. Company 1630 Church Street Alley Nashville TN 37203	SAME	1W-13435

For and in consideration of the sum of EIGHT THOUSAND EIGHT HUNDRED and no/100 ($8,800.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, S. E. STAFFORD, JR., Administrator of the Estate of Alice D. Thomas, deceased, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto JAMES N. STANSELL, RUSSELL A. STANSELL and MARVIN W. STANSELL, d/b/a J. R. & M. COMPANY, a Partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 39 and 40 on the Map of D. T. McGavock's Subdivision, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 39 and 40 front 50 feet each on the westerly side of Fourth Avenue, North, formerly Cherry Street, and run back between parallel lines 161 feet, more or less, to an alley.

Being the same property conveyed to Arthur Lee Thomas and wife, Alice D. Thomas, by deed from Arthur Lee Bamman and wife, Eleanor Bamman, as shown of record in Book 2272, page 519, Register's Office for Davidson County, Tennessee.

The said Arthur Lee Thomas predeceased the said Alice D. Thomas. The said Alice D. Thomas died on 31 October 1982. S. E. Stafford, Jr. is the duly appointed Administrator of her estate, under Probate No. 72342, for Davidson County, Tennessee. This real property is being sold pursuant to Orders of the Probate Court as shown of record in Minute Book 284, page 452, and Minute Book _____, page _____, Probate Court for Davidson County.

This is unimproved/improved (✓) property, known as _____ 1811 Fourth Avenue, North, Nashville TN.

TO HAVE AND TO HOLD 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 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 said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of August 1983.

S. E. STAFFORD, JR.,
Administrator of the Estate of
Alice D. Thomas, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. E. STAFFORD, JR., Administrator of the Estate of Alice D. Thomas, Deceased, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 1983.

Notary Public

My commission expires 21 July 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 8,800.00

Affiant

Subscribed and sworn to before
me this 4th day of August 1983.

Notary Public

My commission expires: 21 July 1985

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to:
JOHN R. REYNOLDS, Attorney
216 Third Avenue, NOrth
Nashville TN 37201

H 66205
IDENTIF. REFERENCE
Aug 10 11 00 AM '83
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 175

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8000.00- CO	
			22.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	29.38-
8732A08/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H66205

IDENTIF. REFERENCE

AUG 10 11 00 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 970280