This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Safeco Title Insurance Company, Trustee P. O. Box 2960 Nashville, Tennessee 37219	Same	Map 92-10 Parcels 302-303

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES M. STANSELL, RUSSELL A. STANSELL and MARVIN W. STANSELL, individually and d/b/a J. R. & M. COMPANY, the Grantors herein, have bargained and by these presents do transfer and convey unto SAFECO TITLE INSURANCE COMPANY, TRUSTEE, the Grantee herein, its successors and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 11 and 12 of Block "B" in M. B. and M. S. Pilcher's Resubdivision of part of the Matthew Barrow Land, a plan of which resubdivision is of record in Book 57, Page 91, Register's Office for said County, and more particularly described as follows:

Parcel 1

Beginning at a point 50 feet east of Winston Avenue, now 27th Avenue North on the north line of Benson Avenue, now Felicia Avenue; thence eastwardly 60 feet along the said Benson Avenue, now Felicia Avenue; thence northwardly 95-3/12 feet to a point 50 feet south of the center line of the T. C. Railroad; thence westwardly parallel to and 50 feet south of the center line of said railroad to a point 50 feet from the east side of Winston Avenue, now 27th Avenue North; thence southwardly 66-1/2 feet to the beginning.

Being the same property conveyed to James M. Stansell, Russell A. Stansell and Marvin Stansell, individually and doing business as J. R. & M. Co. by deed from Tom G. Coleman, Jr., Trustee, of record in Book 5871, Page 832, Register's Office for Davidson County, Tennessee.

Parcel 2

Beginning at the northwest corner of Felicia Avenue, formerly Benson Avenue, and an alley, being the southeast corner of said Lot No. 11; thence with the westerly margin of said alley, northwardly 78 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, westwardly 60 feet; thence southwardly 95 feet [this call should read 95-3/12 feet. Preparers Note Harwell Barr Martin & Stegall October 10, 1984] to the northerly margin of Felicia Avenue; thence with the margin of Felicia Avenue, eastwardly 65 feet to the beginning.

Being the same property conveyed to James N., Russell A. and Marvin Stansell, d/b/a J. R. & M. Company by deed from Nashville

City Bank & Trust Co., of record in Book 5876, Page 120, Register's Office for Davidson County, Tennessee.

Included in the conveyance is an additional tract on the easterly side of parcel 2 adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center of the aforementioned alley.

TO HAVE AND TO HOLD the said tracts or parcels 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 Grantee 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. Taxes for 1984 are to be prorated as of the date of this deed. 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 Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19 day of October, 1984.

James M. Stansell
JAMES M. STANSELL, individually and general partner of J. R. & M. Company

Russell A. Stansell
RUSSELL A. STANSELL, individually and general partner of J. R. & M. Company

Marvin W. Stansell
MARVIN W. STANSELL, individually and general partner of J. R. & M. Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dee H. Dutton, a Notary Public of said county, James M. Stansell, individually and general partner of J. R. & M. Company, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 1984.

Dee H. Dutton
Notary Public

My Commission Expires:
November 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann H. Dutton, a Notary Public of said county, Russell A. Stansell, individually and general partner of J. R. & M. Co., the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 1984. BOOK 6408 PAGE 276

Ann H. Dutton
Notary Public

My Commission Expires:

November 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann H. Dutton, a Notary Public of said county, Marvin W. Stansell, individually and general partner of J. R. & M. Company, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 1984.

Ann H. Dutton
Notary Public

My Commission Expires:

November 1, 1987

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $32,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Russell A. Stansell

Sworn to and subscribed this 19th day of October, 1984.

Ann H. Dutton
Notary Public

My Commission Expires:

November 1, 1987

JH/ski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6408 PAGE 277

The actual consideration for this transfer or value of property (whichever is greater) is $32,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 22 day of October, 1984.

Notary Public

My Commission Expires:

9-20-84

DP/ska

RUSH

I 5 8 0 5 8

IDENTIF. REFERENCE

OCT 22 10 35 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6408 PAGE 278

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

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 97.00-
0569A10/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 0 5 8

IDENTIFICATION REFERENCE

OCT 22 10 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0078816