NC-SP-3119

B0613

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| F P C Properties, Inc. | same | 159-202 & 205 |
| (NAME) | (NAME) 417 Welchwood Dr. Suite 310 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) Nashville TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

*FOR AND IN CONSIDERATION of the sum of*

Eighty Thousand ($80,000.00) - - - - - - - - - - *Dollars,*

cash in hand paid by F P C Properties, Inc a Tennessee Corporation, the receipt of which is hereby acknowledged.

BOOK 6435 PAGE 951

We, James N. Stansell Jr. and wife Shirley B. Stansell

*have this day bargained and sold, and do hereby transfer and convey unto the said*

F P C Properties, Inc. a Tennessee Corporation

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lots No. 1 and 2 on the Revision to resubdivision of a portion of the James N. Stansell, Jr. Property as of record in book 6200, page 96, Register's Office for said County.

Said lot No. 1 fronts 128.62 feet on the southwesterly side of Old Hickory Blvd. and extends back 466.90 feet on the northwestly line and 545.23 feet on the southeasterly line to a dead line, measuring 120 feet thereon.

Said lot No. 2 fronts 175.18 feet on the southwesterly side of Old Hickory Blvd. and extends back 466.90 feet on the southeasterly line and 371.06 feet on the northwesterly line to a dead line measuring 146.57 feet thereon.

Being the same property conveyed to James N. Stansell Jr. and wife Shirley B. Stansell by deed from James N. Stansell Jr. and William S. Barnes Jr. of record in Book 5353, pages 213 and 215, said Register's Office.

This conveyance is made subject to Owner's Certificate, certain setback lines, easements and notes as shown on Plan of record in book 6200, page 96, said Register's Office.

Taxes for the year 1984 are pro-rated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 22 day of August 19 84

Affiant

My commission expires: 4-17-88 (Affix Seal)

Notary Public

SUMNER COUNTY

unimproved ( X )
This is improved ( ) property, known as Old Hickory Blvd. Nashville, Tenn.
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 16TH *day of* August, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James N. Stansell, Jr.

Shirley B. Stansell

11/29 214

979

BOOK 6435 PAGE 952

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ANTHONY J. CHAFFIN *a Notary Public in and for said County and State,* James N. Stansell Jr. and wife, Shirley B. Stansell

*the within named 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* 16TH *day of* August, *19* 84

Anthony J. Chaffin *Notary Public*

*Commission expires* 11-1-87

ANTHONY J. CHAFFIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Carole Gene Sumner, *a Notary Public of the State and County aforesaid, personally appeared* Henry A. Bartlett *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* F.P.C. Properties INC. *the within named bargainor, a corporation, and that* he *as such* 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* President.

*Witness my hand and seal, at office in* Nashville, Tennessee
*this* 28th *day of* November, *19* 84

Carole Gene Sumner *Notary Public*

*Commission expires* 4-17-88

CAROLE G. SUMNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

166629

IDENTIF. REFERENCE

Nov 29 2 49 PM '84

FELICIA GILLESPIE REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
James N. Stansell Jr. etux

TO

F P C Properties, Inc.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 6435 PAGE 953

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 60000.00- CAMT. | |
| | | | 208.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 214.50- |
| 0979A | 11/29/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 66629

IDENTIF. REFERENCE

Nov 29 2 50 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0088918