B 046

WARRANTY DEED

BOOK 6886 PAGE 686

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayo Tire Company (NAME)	SAME (NAME)	Map 92-12
1516 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 336,
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	337 and 338

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, Russell A. Stansell, James N. Stansell and Marvin W. Stansell; James N. Stansell, Russell A. Stansell and Marvin W. Stansell doing business as the J.R. & M. Co.; and James N. Stansell, Russell Stansell and Marvin W. Stansell, a partnership d/b/a J R & M Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mayo Tire Company, a Tennessee corporation

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

The property described in Exhibit A is conveyed subject to 1986 Metropolitan Government taxes.

J. R. & M. Co. is one and the same partnership as J R & M Company.

The property described in Exhibit A and conveyed in this instrument is not the usual place of residence of any of the Grantors.

10565

IDENTIFICATION REFERENCE

JUN 13 2 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 206, 204 & 202 McMillin Street, Nashville, Tenn. 37203
(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 successors, assigns 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 10TH day of June, 19 86

J. R. & M. CO.

BY: James N. Stansell
James N. Stansell, Partner

James N. Stansell, Individually

BY: Russell A. Stansell
Russell A. Stansell, Partner

Russell A. Stansell, Individually

BY: Marvin W. Stansell
Marvin W. Stansell, Partner

Marvin W. Stansell, Individually

Form 3

BOOK 6886 PAGE 687

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 Russell A. Stansell, James N. Stansell and Marvin W. Stansell, the bargainors 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 10th day of JUNE, 1986

Commission Expires: 11-1-87

Anthony J. Chaffin
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Russell A. Stansell, James N. Stansell, and Marvin W. Stansell, with whom I am personally acquainted and who upon ~~his oath~~, their several oaths) acknowledged (~~himself~~, themselves) to be the Partners ~~and~~ ~~respectively~~ of the J. R. & M. Co. partnership the within named bargainor, a ~~corporation~~, and that ~~he~~ they) as such Partners being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said Russell A. Stansell, James N. Stansell, and Marvin W. Stansell as such Partners., ~~and attesting the same by the said as such~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 10th day of JUNE, 1986

My Commission Expires: 11-1-87

Anthony J. Chaffin
Notary Public

WARRANTY DEED

FROM James N. Stansell, Russell A. Stansell, and Marvin W. Stansell; James N. Stansell, Russell A. Stansell and Marvin W. Stansell doing business as the J. R. & M. Co.; and James N. Stansell, Russell Stansell and Marvin W. Stansell, a partnership d/b/a J R & M Company

TO Mayo Tire Company

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $145,000.00.

X John J. Mayo

Subscribed and sworn to before me this 13th day of June, 1986.

Carey J. Hicks
NOTARY PUBLIC

My Commission Expires: 5/13/89

~~STATE OF TENNESSEE~~)
~~COUNTY OF DAVIDSON~~)

The actual consideration or value, whichever is greater, for this conveyance is $ 145,000.00.

Subscribed and sworn to before me this 10th day of JUNE, 1986

~~My Commission Expires:~~ 11-1-87

Anthony J. Chaffin
~~Notary Public~~

EXHIBIT A

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of McMillin's Subdivision, of record in Book 161, page 119, Register's Office for said County, to which plan reference is here made for a more complete description.

Tract No. I being the same property conveyed to James N. Stansell, Russell Stansell and Marvin W. Stansell, a partnership d/b/a J R & M Company, by deed from Harris A. Gilbert, Trustee, of record in Book 5383, page 722, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Gov. McMillin's Plan of the Old State Prison Lands, of record in Book 161, page 119, of the Register's Office for said County. Said Lot No. 38 fronts 40 feet on the east side of McMillin Avenue and runs back between parallel lines 100 feet to an alley.

Tract No. II being the same property conveyed to Russell A. Stansell, James N. Stansell and Marvin W. Stansell, by deed from W. E. Buist and wife, Ethel Buist, of record in Book 2880, page 245, Register's Office for Davidson County, Tennessee.

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Gov. McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for said County. Said Lot No. 39 fronts 40 feet on the easterly side of McMillin Ave. and runs back between parallel lines 100 feet to an alley.

Tract No. III being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell, doing business as the J. R. & M. Co., by deed from Marietta Barnard, a single woman, of record in Book 2089, page 509, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 689

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

145000.00- CAMT.
377.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 336.50-
5570AD6/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 10565

JUN 13 2 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259152