RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Herrera, etal (NAME)	Same (NAME)	92-13-88&90
3307, Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Thirty Thousand and no/100 ($130,000.00) *DOLLARS*

cash in hand paid by Anthony Herrera and John A. Drillot the receipt of which is hereby acknowledged.

BOOK 7624 PAGE 143

5 7 8 2

FEE $ TENNESSEE

Aug 11 10 44 AM '88

REGISTER'S OFFICE DAVIDSON COUNTY

5971 08/11 0101 03CHECK 441.50

We, James N. Stansell, Russell A. Stansell and Marvin W. Stansell, individually and as partners d/b/a J. R. & M. Company

have bargained and sold, and by these presents do transfer and convey unto the said Anthony Herrera and John A. Drillot their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Tracts of land in said County and State as follows:

Tract 1:
Being Lot 72 and the northerly 7.5 feet of Lot No. 73 on the Map of Mortense Place, as of record in Book 164, page 167, Register's Office for said County.

Said lot and part of lot adjoin and front together 42.5 feet on the westerly side of 33rd Avenue North and run back 140 feet more or less on the northerly line of Lot 72, and 140 feet on the southerly line of said part of Lot 73, to an alley measuring 27.5 feet thereon.

Being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell from L.J. Gasser and wife of record in Book 4013, page 862, said Register's Office.

Tract 2:

Being Lot No. 1 on the Plan of Stansell Subdivision, as of record in Book 5800, page 287, Register's Office for said County, to which reference is made for a more particular description.

Being part of the same property conveyed to J. R. & M. Company, a partnership composed of James N. Stansell Russell A. Stansell and Marvin W. Stansell by deeds of record in Book 3505, page 591 and Book 4994, page 52, said Register's Office.

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 $ 130,000.00

Subscribed and sworn to before me, this the 10 day of August 19 88

Affiant

My commission expires: May 8 1991 (Affix Seal)

Notary Public

Tract: Number 2 is subject to the followng:

Terms and provisions of Lease Agreement between J. R. & M. Company and the Lamar Corporation of record in Book 7585, page 394, R. O. D. C.Tn.

Conveyance of all right of ingress and egress to, from and across Charlotte Avenue as set out in deed to The State of Tennessee of record in Book 4742, page 889, R.O.D.C. Tn.

All matters as shown on Plan of record in Book 5800, page 287, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3305 Charlotte Ave. and 331, 33rd Ave. No. Nashville Tn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony Merrera and John A. Drillot *their heirs and assigns, forever.*

And we *do covenant with the said* Anthony Merrera and John A. Drillot *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.*

except taxes for the year 1988 which are pro-rated and assumed by grantees.

And we James N. Stansell, Russell A. Stansell, and Marvin W. Stansell individually and as partners d/b/a J. R. & M. Company *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Anthony Merrera and John A. Drillot their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 9th. *day of* August, *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. R. & M. Company a Partnership and
James N. Stansell, Russell A. Stansell
and Marvin W. Stansell, individually.

by James N. Stansell
James N. Stansell

by Russell A. Stansell
Russell A. Stansell

by Marvin W. Stansell
Marvin W. Stansell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ANTHONY J. CHAFFIN, a Notary Public in and for said County and State, the within named James N. Stansell Russell A. Stansell, Marvin W. Stansell partner d/b/a J. R. &M. Co mpany and individually

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 9th day of August, 19 88.

Anthony J. Chaffin, Notary Public.

Commission Expires OCTOBER 9, 1991

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

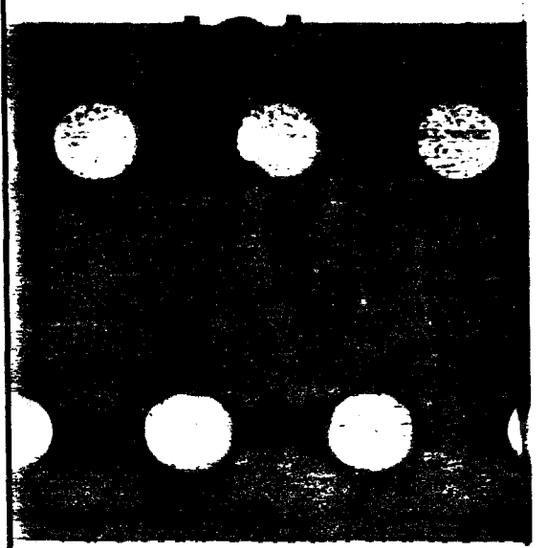
STATE OF TENNESSEE
COUNTY OF DAVIDSON

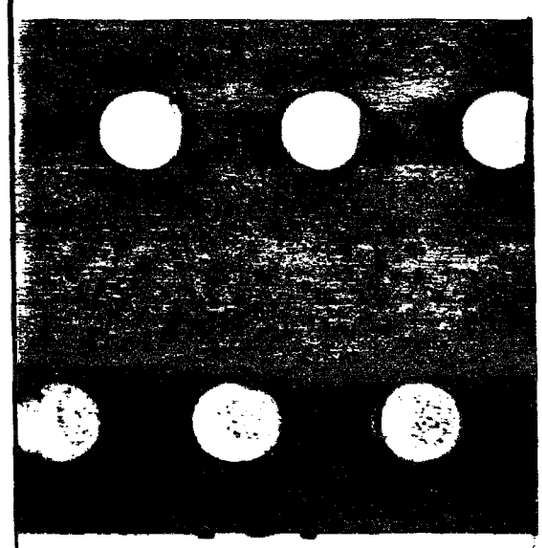
Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7624 PAGE 146

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CONV AMT DEED	130000.00
			CONV DEED TX	429.00
			PRFEE	0.50
			WDEED DEED	12.00
			TOTAL	441.50
			CHECK	441.50

08/11/88 01 10:45 0001 5991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57.7.82

IDENTIFICATION REFERENCE

AUG 11 10 44 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122557