File 12238 File Box 38 (First Title and Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9243 PAGE 174

George E. Mudter, Jr., Atty.
25th Floor Nashville City Center
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY D. MCQUISTON (NAME)	NEW OWNER (NAME)	Map 119-1
310 Valerie Street MMC R.E.M. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 379
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 6DA15392

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, DAVID CURTIS STANSELL, II, Devisee Under the Last Will and Testament of Robert Leroy Stansell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY D. MCQUISTON AND HUSBAND, ROBERT E. MCQUISTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 Block 29 on the Plan of Overhill City & W. H. Fox Subdivision of Blocks Nos. 14-16, 20, 21, 29 & 30 Cumberland Nurseries Subd., as of record in Plat Book 332, page 21, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same propoerty conveyed to David C. Stansell, Jr., and Robert L. Stansell by deed from Sammie Glasgow of record in Book 6748, page 733, said Register's Office. David C. Stansell, Jr., conveyed his interest to Robert L. Stansell by deed of record in Book 8123, page 553, Register's Office for Davidson County, Tennessee. Robert L. Stansell having since died, devising said property to David Curtis Stansell, II, by Will of record in Will Book 184, page 31, Probate Court for Davidson County, Tennessee.

David C. Stansell, Jr., being one and the same as David Curtis Stansell, II, and Robert L. STansell being one and the same as Robert Leroy Stansell.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee.

3185 02/07 0101 03CHECK 120.00

15579
IDENTIF. + REFERENCE

94 FEB -7 AM 11:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 310 Valerie Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of February, 19 94

David Curtis Stansell II

DAVID CURTIS STANSELL, II

BOOK 9243 PAGE 175

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CURTIS STANSELL, II

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

Witness my hand at office, this 2nd day of February, 19 94.

My commission expires 1-27-96 Notary Public Lisa R. Smith

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Mary D. McQuiston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 94

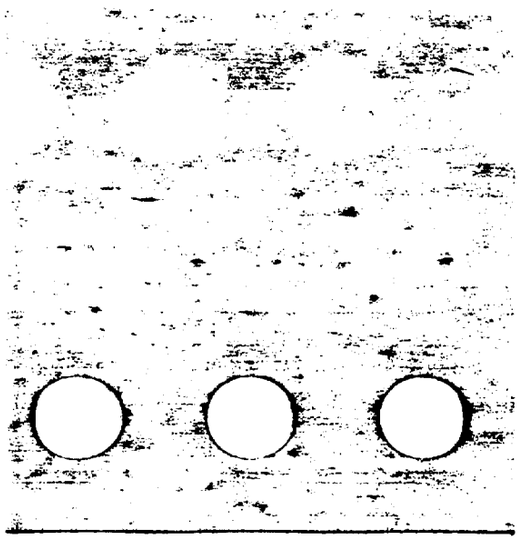
MY COMMISSION EXPIRES: 1-27-96 (AFFIX SEAL) Lisa R. Smith
Notary Public

WARRANTY DEED

FROM DAVID CURTIS STANSELL, II

TO MARY D. MCQUISTON AND HUSBAND, ROBERT E. MCQUISTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9243 PAGE 176

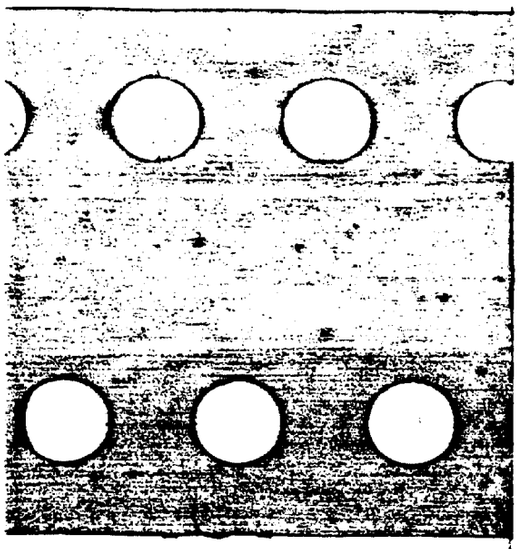
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
TOTAL	120.00
CHECK	120.00

02/07/94 01 11:11 0001 3185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



15579
IDENTIF. # REFERENCE

94 FEB -7 AM 11: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753947