This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

# QUITCLAIM DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| The Marvin W. Stansell Family Limited Partnership<br>8962 Sawyer Brown Road<br>Nashville, TN 37221 | The Marvin W. Stansell Family Limited Partnership<br>8962 Sawyer Brown Road<br>Nashville, TN 37221 | 104-01<br>049<br><br>SEE EACH TRACT |

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**FOR AND IN CONSIDERATION** of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and in connection with the formation of the hereinafter named Tennessee limited partnership, **Marvin W. Stansell** (also known as Marvin Wilson Stansell), by these presents does hereby quitclaim and convey unto **The Marvin W. Stansell Family Limited Partnership**, a Tennessee limited partnership, all of his right, title and interest in and to the following described tracts of land lying and situated in Davidson County, Tennessee:

**TRACT 1:** 104-1 49

Land in Davidson County, Tennessee, as follows:

Being Lot No. 27 of Block 27 on the Map of Subdivision of Plummer Place as of record in Book 161, page 39, Register's Office for said County.

Said lot No. 27 fronts 50 feet on the westerly side of Chamberlain St. and runs back 150 feet more or less, between parallel lines to a dead line.

Being part of the property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a J. R. & M. Company, a partnership, of record in Book 9082, page 67, said Register's Office.

This is property know as 215 Chamberlain Street, Nashville, Tennessee.

**TRACT 2:** 92-8 7

Land in Davidson County, Tennessee, being lots numbers 29, 30 and 31 H.P. Bosticks First Addition as of record in Book 21, page 31, Register's Office for said County.

Said lots adjoin and front together 188 feet on the northerly side of Clinton St. and extends back between parallel lines, with the easterly margin of 18th Avenue No. 180 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners d/b/a J. R. & M. Company, of record in Book 9082, page 93, said Register's Office.

This is property known as 1730 Clinton Street, Nashville, Tennessee.

**TRACT 3:** 92-12 355

Land in Davidson County, Tennessee, being the North part of Lot No. 59 on the Map of Hines Addition, of record in Book 1, page 21, Chancery Court at Nashville, Tennessee.

Said part of said lot fronts 35 feet on the westerly side of 15th. Avenue North, as widened and runs back between parallel lines, 166 feet more or less to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners d/b/a J. R. & M. Company, of record in Book 9082, page 65, Register's Office for said County.

This is property known as 216 15th Ave. North Nashville, Tennessee.

**TRACT 4:** 92-12 353

Land in Davidson County, Tennessee, being the north one-half of Lot No. 58 on the Map of Hynes Addition to Nashville, of record in Minute Book B page 85, Chancery Court at Nashville.

Said part of said lot fronts 32-1/2 feet on the east side of 15th Avenue North formerly Stonewall Street, and runs back between lines, 177 feet on the northerly line, and 174 feet, more or less on the southerly line, to an alley on which it measures 32 feet.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, a partnership, of record in Book 9082, page 85, Register's Office for said County.

This is property known as 220 15th Avenue North, Nashville, Tennessee.

**TRACT 5:** 92-12 308

Being the west 45 feet of lot No. 340 and the east 10 feet of Lot No. 339 on the Map of Boyd Home Place as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by T. R. Sanford, Surveyor dated September 28, 1949, as follows:

Said part of said Lots adjoin and front together 55 feet on the north side of Church Street, as widened and run back between parallel lines 164.5 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, a partnership, of record in Book 9082, page 95 said Register's Office.

This is property located at 1628 Church Street, Nashville, Tennessee.

**TRACT 6:** 92-12 307

Land in Davidson County, Tennessee, as follows:

Being the westerly 40 feet of Lot No. 339 on the Map of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of said lot fronts 40 feet on the North side of Church Street as widened, and runs back between parallel lines 164.5 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, a partnership d/b/a J. R. & M. Company, of record in Book 9082, page 97, said Register's Office.

Being property known as 1630 Church Street, Nashville, Tennessee.

**TRACT 7:** 93-9 2

Land in Davidson County, Tennessee, as follows:

Being the easterly 23 feet of west 46 feet of the south 120 feet of the northerly 132 1/2 of lot 62 on the map of Hynes Addition, of record in Minute Book B page 85 of the Chancery Court at Nashville.

Beginning at a point in the southerly margin of Church Street as widened, the southwest corner of that part of Lot No. 82 conveyed to John W. Kelley, by deed of record in Book 794, page 346, Register's Office for said County; thence northerly with Kelley's westerly line 120 feet, more or less; thence westerly and parallel with the northerly margin of Church Street as widened 23 feet more or less to a point; thence southerly and parallel with Kelley's westerly line 120 feet more or less to a point in the northerly margin of Church Street, as widened, 23 feet more or less to the point of beginning.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 81, Register's Office for said County.

This is property known as 1408 Church Street, Nashville, Tennessee.

**TRACT 8:** 93-9 3

Land in Davidson County, Tennessee, as follows:

Being the east 24 feet of the southerly 120 feet of lot No. 62 on the Map of Hynes Addition, of record in Minute Book B page 85 of the Chancery Court at Nashville.

Said part of said lot fronts 24 feet on the northerly side of Church Street, as widened and runs back between parallel lines 120 feet to the south line of a 5 foot strip sold to Sam L. Bryan and wife, by deed of record in Book 1142, page 132, Register's Office for said County.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 79, said Register's Office.

This is property known as 1406 Church Street, Nashville, Tennessee.

**TRACT 9:** 81-10 71

Land in Davidson County, Tennessee, as follows:

Being the westerly one half of the northerly 130 feet of lot No. 10 or J on the plan of Irene E. Martins Subdivision of lot No. 85 Siglers Addition to Nashville, as of record in Book 57, page 52, Register's Office for said County.

Said part of lot No. 10 or J fronts 25 feet on the southerly side of Sigler Street and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, a partnership d/b/a J. R. & M. Company, of record in Book 9082, page 89, said Register's Office.

This is part of the property known as 1115 Sigler Street Nashville, Tennessee.

**TRACT 10:** 93-13 279

Land in Davidson County, Tennessee, being the easterly one-half of the southerly 40 feet of the westerly one-half of lot No. 10 or lot J on the Plan of Irene E. Martins Subdivision of lot No. 85 in the Sigler Addition to Nashville, as of record in book 57, page 52, Register's Office for said County.

Said parts of said lot adjoin and are described together as beginning at a point in the southerly margin of Sigler Street, the common corner of lots Nos. 9 and 10; thence southerly, with the line between said lots, 170 feet to the northerly margin of Elk or Stevens Street; thence with the margin of Stevens Street, westerly 50 feet to a point; thence northerly 40 feet to a point, being the southwest corner of a pert of said lot conveyed to A. L. Moore and wife, by deed of record in Book 1160, page 612, said Register's Office; thence easterly with Moores south line 25 feet to Moores south east corner; thence northerly along Moores east line, 130 feet to the margin of Sigler Street; thence with the margin of the same, easterly 25 feet to the point of beginning.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 87, said Register's Office.

This is part of the property known as 1115 Sigler Street, Nashville, Tennessee.

**TRACT 11:** 93-13 276

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of McCall Heirs Subdivision of Lots numbers 14, 15, 16 etc. in Siglers addition, as of record in Book 161, page 61, Register's Officer for said County.

Beginning on the southerly margin of Sigler Street at a point 550 feet east of the easterly margin of 14th Avenue South, formerly Saffrin Street, said point being 50 feet east of the corner of Lots numbers 5 and 6: thence southwardly and parallel with the dividing line between Lots numbers 5 and 6, 205.5 feet, more or less to the northerly margin of an alley; thence with said alley eastwardly 37 feet, more or less, to the southwest corner of the property conveyed to L. J. Floyd, et al., by deed from Cecil J. Major and wife, of record in Book 1139, page 173, said Register's office; thence with Floyds westerly line northwardly 205.5 feet more or less, to the southerly margin of Sigler Street; thence with said Street, westwardly 35 feet to the beginning.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners d/b/a/ J. R. & M. Company, of record in Book 9082, page 91, said Register's Office.

This is property located at 1121 Sigler Street, Nashville, Tennessee.

**TRACT 12:** 82-16 127

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Henry Bloods Addition to Edgefield, now East Nashville, as of record in Book 21, page 5, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being part of the property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, doing business as J. R. & M. Company, a partnership, of record in Book 9082, page 63, said Register's Office.

This is property located at 614 Russell Street, Nashville, Tennessee.

**TRACT 13:** 83-3 136

Land in Davidson County, Tennessee, Being the south 1/2 of lot No. 17 on the Map of Minnie E. Martins Subdivision of record in Book 547, page 137, Register's Office for said County.

Said part of Lot No. 17 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Carter Street, 150 feet to a 12 foot alley in the rear.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, a partnership, d/b/a J. R. & M. Company, of record in Book 9082, page 71, said Register's Office.

This is property known as 1300 Riverside Drive, Nashville, Tennessee.

**TRACT 14:** 82-12 169

Being Lot No. 4 on the plan of F. C. Beasleys Subdivision of the Vaughn Tract as of record in Plat Book 2, page 105 Chancery Court at Nashville.

Said Lot No. 4 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from J. R. & M. Company, a partnership composed of James N. Stansell, Russell A. Stansell and Marvin W. Stansell, of record in Book 9082, page 69, Register's Office for said County.

This is property known as 606 McFerrin Avenue, Nashville, Tennessee.

**TRACT 15:** 93-9 7

Land in Davidson County, Tennessee, as follows:

Being lot No. 68 and the southerly 60 feet of lot No. 67 on the Plan of Hynes Addition as of record in Minute Book B, page 85 and Plan Book 1 page 21 Chancery Court at Nashville.

Said part of lot No. 69 and all of lot No. 68 front together 124 feet on the westerly side of 14th Ave. No. and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 77, Registers Office for said County.

This property is known as 207-213 14th Avenue North, Nashville, Tennessee.

**TRACT 16:** 93-9 8

Land in Davidson County, Tennessee, as follows:

Being the southerly 26 feet of Lot No. 66 and the northerly 4 feet of Lot No. 67 on the Plan of Hynes Addition to Nashville, as of record in Minute Book B, page 85 of the Chancery Court at Nashville.

Said parts of lots Nos. 66 and 67 front together 30 feet on the westerly side of 14th Avenue North, formerly Gay or Hardee Street, and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 75, Register's Office for said County.

This is property known as 215 14th Avenue No., Nashville, Tennessee.

**TRACT 17:** 93-9 9

Being part of lot No. 66 on the Map of Hynes Addition to Nashville as of record in Minute Book B page 95, Chancery Court at Nashville and also in Plan Book 1 page 21, said Court, described as follows.

Beginning on the westerly margin of 14th. Ave. No. at the southeast corner of the property conveyed to National Dairy Products Corporation by deed from Stansell Electric Corporation Incorporated of record in Book 4029 page 452, Register's Office for said County; thence with their southerly line southwesterly 140 feet to the easterly margin of an alley; thence with said alley southwardly 24 feet; thence northeastwardly 140 feet to the westerly margin of said Avenue; thence with said Avenue northwardly 24 feet to the beginning.

Being part of the property conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9082, page 73, said Register's Office.

This property is located at 217 14th. Ave. No., Nashville, Tennessee.

**TRACT 18:** 142-5-A 36 CO

Unit No. F-2, together with the Carport designated No. F-2-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 334, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, page 906, said Register's Office.

Being the same property conveyed to Marvin Wilson Stansell and wife, Frances N. Stansell, by Haury and Smith Contractors, Inc. by Warranty Deed of record in Book 4736, page 113, said Register's Office, and to Marvin W. Stansell by his wife, Frances N. Stansell, by Quitclaim Deed of record in Book 9535, page 749, said Register's Office.

This is improved property known as Unit No. F-2, 500 Plantation Court, Nashville, Tennessee.

The aforesaid tracts of land are conveyed subject to such limitations, restrictions, and encumbrances as may affect them.

Frances N. Stansell, wife of Marvin W. Stansell, joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

Witness our hands this 1st day of December, 1994.

Marvin W. Stansell

Frances Neal Stansell
**Frances N. Stansell**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, Marvin W. Stansell and wife, Frances N. Stansell, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 1994.

Notary Public

My Commission Expires: May 28, 1995

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The actual consideration paid for this transfer is $ -0-.

Marvin W. Stansell
Affiant

STATE OF TENNESSEE )
)
COUNTY OF DECEMBER )

Subscribed and sworn to before me, this the 1st day of December, 1994.

Notary Public

My Commission Expires: May 28, 1995.

13372
IDENTIFICATION REFERENCE

DEC-2 PICK-UP

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