0170210

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 APR 11 AM 10:30

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 35601
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marvin W. Stansell Family Limited Partnership 8962 Sawyer Brown Road Nashville, TN 37221	**SAME**

TAX MAP-PARCEL NUMBERS: 92-12-354 09W 9215

BOOK 10012 PG 280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beatrice Banks, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marvin W. Stansell Family Limited Partnership,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, State of Tenessee, described as follows: Being the south half of lot number fifty-eight in Hynes'-Addition (Hines Addition) to Nashville, Tennessee, a plan of which is recorded in Minute Book "B", page 85, (Book 1, page 21) of the Chancery Court of Davidson County, Tennessee.

Said south half of Lot No. 58 fronts thirty-two and one-half feet on the easterly side of Fifteenth Avenue North (formerly Stonewall St. and formerly Carroll Street), and runs back on the north line about one hundred seventy-four (174) feet and on the south line about one hundred seventy-one (171) feet to an alley on which it measures thirty-two (32) feet.

BEING the same property conveyed to Emmett Banks by deed from Lula Jones, an unmarried woman of record in Book 1344, page 141, Register's Office for said County. Emmett Banks died, married and intestate. The said Beatrice Banks is the said Emmett Banks sole heir-at-law.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Beatrice Banks by Phyllis M. Murray as Attorney in Fact pursuant to a Power of Attorney of record in Book 9988, page 32, said Register's Office. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 218 15th Avenue, North, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 1996.

Beatrice Banks by Phyllis M Murray

Beatrice Banks, By: Phyllis M. Murray, Atty-In-Fact

State of Tennessee
County of Davidson

9256 04/11 0101 03CHECK 94.03

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 21900.00

Marvin W. Stowell Jr.
Affiant

Sworn and subscribed before me on the 10th day of April, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKENS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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 **Phyllis M. Murray**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Beatrice Banks**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 1996.

CHRISTY WILKENS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Beatrice Banks

TO: Marvin W. Stansell Family Limited Partnership

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Phyllis M. Murray, Affiant

Sworn to and subscribed before me this

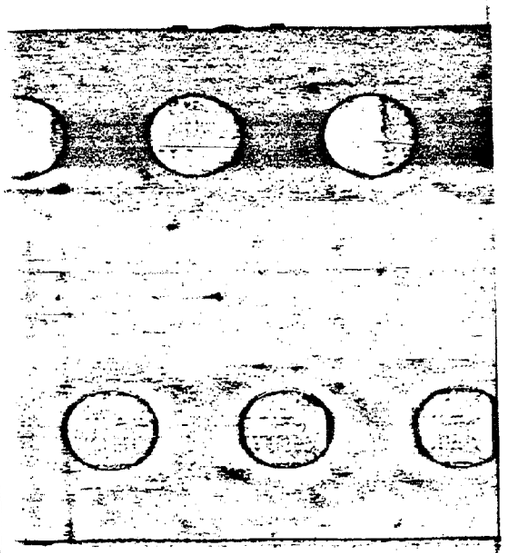
10th day of April, 1996.

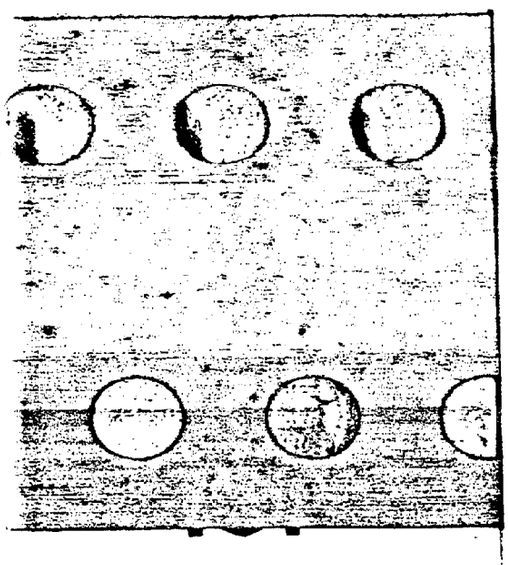
Notary Public

CHRISTY WILKENS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10012 PG 283

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	21900.00
			CON TX	81.03
			PRFEE	1.00
			WDEED	12.00
			TOTAL	94.03
			CHECK	94.03
04/11/96	01	10:31	0001	9256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170210
IDENTIF. ↑ REFERENCE

96 APR 11 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027231