0253770

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

98 DEC -9 AM 8:43

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38425
Dav. Co. File: Box 8

BOOK 10284 PG 96

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Gunselman & Teresa Gunselman 1107 General McArthur Drive Brentwood, TN 37027 John Lingley & Martha Lingley 1703 Antioch Pike Antioch, TN 37013	Charles Gunselman & Teresa Gunselman 1107 General McArthur Drive Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 82-12-169

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 **The Marvin W. Stansell Family and Limited Partnership, a Tennessee limited partnership,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Gunselman and spouse, Teresa Gunselman, a one-half (1/2) undivided interest, and John Lingley and spouse Martha Lingley, a one-half (1/2) undivided interest,** 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, Tennessee, 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 McFerin Avenue and runs back between parallel lines 150 feet to an alley.

BEING part of the same property conveyed to The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership by Quitclaim deed from Marvin W. Stansell (also known as Marvin Wilson Stansell) of record in Book 9535, Page 751, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 606 McFerrin Avenue, Nashville, Tennessee 37206

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.

BOOK 10284 PG 97

WITNESS THE EXECUTION HEREOF this 5th day of December, 1996.

The Marvin W. Stansell Family Limited Partnership

Marvin W. Stansell G.P.
Marvin W. Stansell, General Partner

Frances Neal Stansell G.P.
Marvin W. Stansell
Frances Neal Stansell, General Partner

The Marvin W. Stansell Land Company, General Partner

Marvin W. Stansell Pres.
Marvin W. Stansell, President

State of Tennessee
County of Davidson

On this 5th day of December, 1996, before me the undersigned, **Frances Neal Stansell and Marvin W. Stansell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as General Partner (or other officer authorized to execute this instrument) of **The Marvin W. Stansell Family Limited Partnership**, the within named bargainor, a partnership, and the execution of the foregoing instrument as such general partner for the purposes therein contained, by signing in the name of the partnership as such general partner.

Witness my hand and official seal on December 5, 1996.

Teresa B Creasy
Notary Public

My Commission Expires: 11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Marvin W. Stansell**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President of **The Marvin W. Stansell Land Company**, a Tennessee corporation, general partner(s) of **The Marvin W. Stansell Family Limited Partnership**, the within named bargainor, a Tennessee limited partnership, and acknowledged the execution of the foregoing instrument as such officer of such general partner for the purposes therein contained.

Witness my hand and official seal on December 5, 1996.

Teresa B Creasy
Notary Public

My Commission Expires: 11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

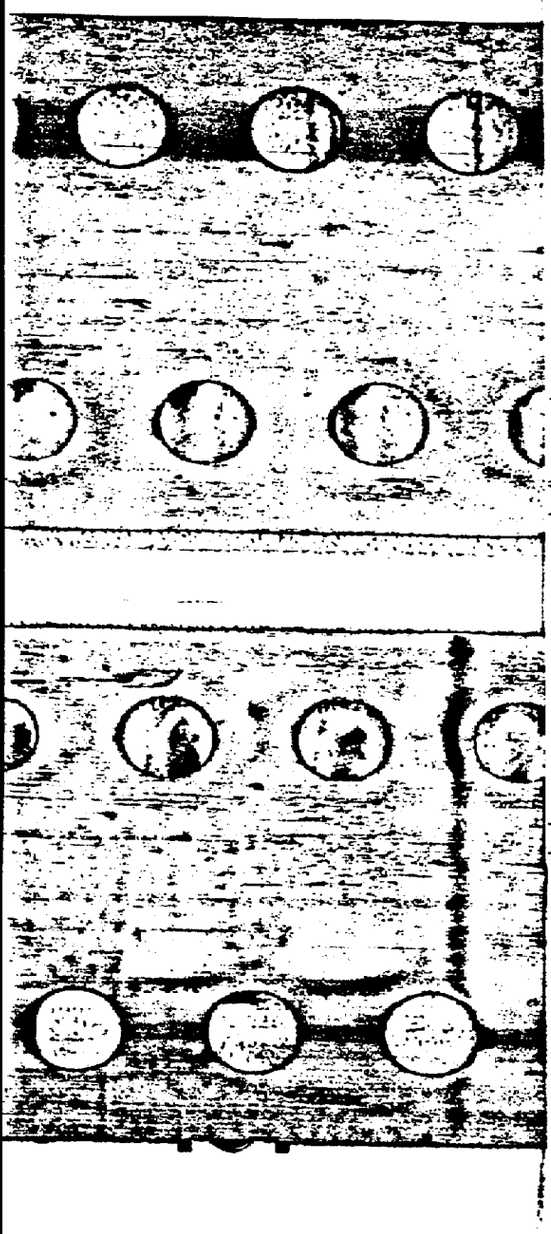
3275 12/09/1996 03:04PM 132.95

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 33500.00

Charles Smith
Affiant

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000



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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 98

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 33500.00	
			CON TX 123.95	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 132.95	
			CHECK 132.95	
12/09/96	01		08:44 0001 3275	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253770
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 8:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1095917