0262179

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

W & I Ref: (cmw) Title No: 38486
Dav. Co. File: Box 8

97 JAN -7 AM 10:20

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10313 PG 114

2719 01/07 0101 03CHECK 286.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Mark Brakebill 1300 Riverside Drive Nashville, Tn 37216	Pacific Southwest Bank P.O. Box 219020 Dallas, TX 75221

TAX MAP-PARCEL NUMBERS: 083-03-136 15DA 38340

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 Limited Partnership, a Tennessee Limited Partnership,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Mark Brakebill, unmarried,** 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 the south 1/2 of lot No. 17 on the map of Minnia 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 James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, a partnership doing business as J.R. and M Company, by deed from Billy Byrns Boner and Yong-Sun Boner of record in Book 5780, Page 527, Register's Office for said County. 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 67, said Register's Office. Marvin W. Stansell has since conveyed all of his interest in subject property to the Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, by quitclaim deed of record in Book 9535, Page 751, said Register's Office.

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

The property herein conveyed is subject to restrictive covenants of record in Book 782 Page 90, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1300 Riverside Drive, Nashville, Tn 37216

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 3rd day of January, 1997.

The Marvin W. Stansell Family Limited Partnership

Frances Neal Stansell GP. — Marvin W. Stansell GP.

BY: Frances Neal Stansell, General Partner

BY: Marvin W. Stansell, General Partner

By: The Marvin W. Stansell Land Company, General Partner

BY: Marvin W. Stansell Pres.

BY: Marvin W. Stansell
Title: President

State of Tennessee
County of Davidson

Before the undersigned, appeared **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 November 25, 1996.

Teresa B. Creecy
Notary Public

My Commission Expires: 11/22/97

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.

Teresa B. Creecy
Notary Public

My Commission Expires: 11/22/97

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

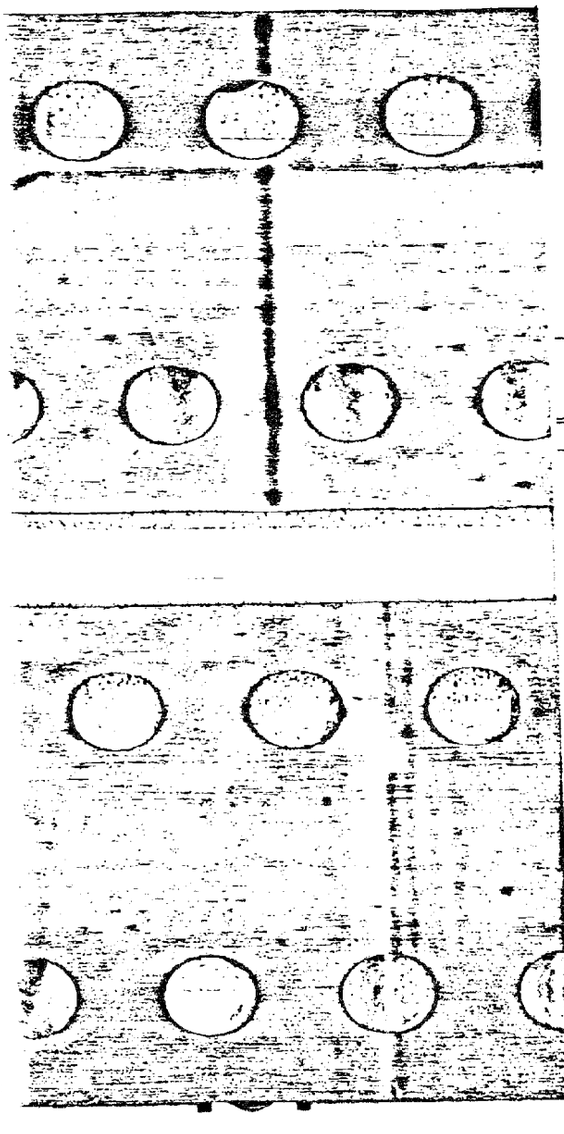
James Mark Brubbill
Affiant

Sworn and subscribed before me on the 3rd day of January, 1997.

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

Notary Public

My Commission Expires: _____



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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 116

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
01/07/97	01	10:22	0001	2719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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REGISTER
DAVIDSON COUNTY, TN.

No. 1105253