21-C

This Instrument Prepared by:
T. Richard Travis
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9332

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RE-RECORD

BOOK 10460 PG 81

WARRANTY DEED

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
David W. Wingfield **James T. Shelpman** **2314 Clifton Avenue** **Nashville, TN 37209**	**David W. Wingfield** **James T. Shelpman** **2314 Clifton Avenue** **Nashville, TN 37209**	**Map 92-11** **Parcel 4**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Russell A. Stansell Family Limited Partnership, and James M. Stansell, Russell A. Stansell, and Marvin W. Stansell, D.B.A. J.R.M. Company (hereinafter collectively referred to as "Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto David W. Wingfield and James T. Shelpman ("Grantees") as tenants in common, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 19 and parts of Lot Nos. 20, 21 and 22 of the Joseph W. Bell Plan, a plat of which is of record in Plat Book 21 page 13 in the Register's Office of Davidson County, Tennessee, being together with a portion of Pearl Street, a 19.5 feet wide alley closed, vacated and abandoned by Metropolitan Ordinance No. 79-1252, and being more particularly described as follows:
>
> Beginning at an iron pin in the northerly right-of-way (40 feet wide) of Clifton Avenue, said pin being North 83 degrees 31 minutes 00 seconds West 273.45 feet along said right-of-way from its intersection with the westerly right-of-way (50 feet from the centerline of the westerly track) of the CSX Transportation Railroad, and also being the southeast corner of the herein described tract; Thence, with said northerly right-of-way of Clifton Avenue, North 83 degrees 31 minutes 00 seconds West 126.67 feet to a point; Thence, leaving said right-of-way with an agreement line, of record in Deed Book 9428 page 506 in the Register's Office of Davidson County, Tennessee, as follows: North 4 degrees 17 minutes 13 seconds East 100.05 feet with the plane of the western eave of an existing building to a PK nail, South 84 degrees 54 minutes 09 seconds East 5.83 feet with the plane of the northern eave of said building to a PK nail, North 3 degrees 59 minutes 02 seconds East, entering another building and following the

centerline of a partition wall for an approximate distance of 82 feet inside of said building, and then continuing on the same line through an open building, and then continuing on the same line a total distance of 199.39 feet to an iron pin intersecting the southeasterly right-of-way (25' from the center of the southerly tract) of the Illinois Central Railroad; Thence, with a curve in said southeasterly right-of-way concave to the southeast and having a radius of 2669.66 feet, northeasterly an arc distance of 174.46 feet through a central angle of 3 degrees 44 minutes 39 seconds to an iron pin; Thence, leaving said right-of-way with the westerly boundary line of property owned by Porcelain Industries, Inc. of record in Deed Book 7211 page 568 in said Register's Office, and following an existing chain link fence, South 7 degrees 05 minutes 00 seconds West 406.50 feet to the Beginning containing 1.068 acres. According to a survey by Joe M. Cummings, RLS #1513, dated May 12, 1997.

The above described tract is subject to an easement of one foot along the agreement line described above as described and recorded in Deed Book 9428 page 506 in said Register's Office.

Part of the above being the same property conveyed to Russell A. Stansell Family Limited Partnership by deeds of record in Book 9085, page 5, Book 9428, page 506 and Book 9497, page 916, Register's Office for said County. The remainder of the above being part of the same property conveyed to James M. Stansell, Russell A. Stansell, and Marvin W. Stansell, partners, doing business as J.R.M. Company by deed of record in Book 3576, page 320, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 Clifton Avenue, Nashville, Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from a survey by Joe M. Cummings, RLS #1513, 5572 Powell-Sullivan Road, Franklin, Tennessee 37064.

To have and to hold said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1997: A lien, but not yet due and payable.

2. All matters shown of record in the office of the Register of Deeds for Davidson County, Tennessee, if any.

Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to Grantees, their heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural,

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the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the General Partner of Grantor has hereunto set his hand on behalf of Grantor as of this 19th day of May 1997.

RUSSELL A. STANSELL FAMILY

LIMITED PARTNERSHIP

By: Russell A Stansell
Russell A. Stansell,
General Partner

The Russell A. Stansell Land Company,
General Partner

By: Russell A Stansell
Russell A. Stansell
President

By: Sue S Brown
Sue S. Brown
Secretary

J.R.M. COMPANY, A Partnership

By: Russell A Stansell
Russell A. Stansell,
Participant - Partner

By: James N. Stansell
James N. Stansell,
Participant - Partner

By: Frances N. Stansell
Mrs. Francis Stansell, as
Attorney-in-Fact for
Marvin W. Stansell
P.O.A. at Book 9953, Page 789 RODC
Participant - Partner

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared Russell A. Stansell, General Partner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he is the General Partner of Russell A. Stansell Family Limited Partnership and executed this document for the purposes therein contained for and on behalf of said limited partnership.

WITNESS my hand, at office, this 19th day of May, 1997.

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Angela S. Fowler
Notary Public
My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared Russell A. Stansell, President, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he is the President and Shareholder of the Russell A. Stansell Land company, a Tennessee Corporation and executed this document for the purposes therein contained for and on behalf of the Russell A. Stansell Land Company.

WITNESS my hand, at office, this 19th day of May, 1997.

Angela S. Fowler
Notary Public
My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared Sue S. Brown, Secretary, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she is the Secretary and Shareholder of the Russell A. Stansell Land company, a Tennessee Corporation and executed this document for the purposes therein contained for and on behalf of the Russell A. Stansell Land Company.

WITNESS my hand, at office, this 19th day of May, 1997.

Angela S. Fowler
Notary Public
My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared Russell A. Stansell to me known to be the person described in and who executed the foregoing instrument as a participant in J.R.M. Company and executed this document for the purposes therein contained for and on behalf of said J.R.M. Company.

WITNESS my hand, at office, this 19th day of May, 1997.

Angela S. Fowler
Notary Public
My Commission Expires: 9-18-99

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared James N. Stansell to me known to be the person described in and who executed the foregoing instrument as a participant in J.R.M. Company and executed this document for the purposes therein contained for and on behalf of said J.R.M. Company.

WITNESS my hand, at office, this 19th day of May, 1997.

Angela S. Powers
Notary Public
My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 1997, before me personally appeared Mrs. Francis Stansell to me known to be the person described in and who executed the foregoing instrument and acknowledged that she is attorney-in-fact for Marvin W. Stansell (a participant in J.R.M. Company) and executed this document for the purposes therein contained for and on behalf of said J.R.M. Company.

WITNESS my hand, at office, this 19th day of MAY, 1997.

Angela S. Powers
Notary Public
My Commission Expires: 9-18-99

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THE ACTUAL CONSIDERATION IS $130,000. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

GRANTEES:

David W Wingfield
David W. Wingfield

James T. Shelpman
James T. Shelpman

Sworn and subscribed to before me this 19th day of May, 1997.

My Commission Expires: 9-18-99

Angela S. Powers
Notary Public

0306576
IDENTIFICATION/REFERENCE

97 MAY 20 PM 12:25
DAVIDSON COUNTY, TN

PICK-UP

2867 05/20 0101 03CHECK 502.00

2997 05/20 0101 03CHECK 20.00

RE-RECORD

0306700
IDENTIFICATION/REFERENCE