Davidson County DEEDWARR
Recvd: 10/01/03 13:38 2pgs
Fees:13.00 Taxes:1402.30
20031001-0144962

Name and Address of New Owner:

James T. Stansell
108 Craighead Avenue
Nashville TN 37212

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $379,000.00

Map & Parcel No.
104-5-267

Casey Hodges
Affiant

Subscribed and sworn to before me on this 29th day of September, 2003.

Betty Hodges
Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires Feb. 19, 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Bart A. Johnston and wife, Bonnie L. Johnston (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto James T. Stansell, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet front and 40 feet rear of Lot No. 448 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, said Register's Office.

Said part of said lot fronts 50 feet on the easterly side of Craighead Avenue and runs back 205 feet more or less on the northerly line and 200 feet on the southerly line with the northerly margin of an alley to an alley in the rear, measuring 40 feet therein.

Being the same property conveyed to Bonnie L. Johnston and husband, Bart A. Johnston, by virtue of a Warranty Deed dated May 12, 2000, from Jerry A. Proctor, Jr. and wife, Liane E. Proctor, recorded as Instrument No. 20000517-0049554, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 108 Craighead Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 29th day of September, 2003.

Bart A. Johnston

Bonnie L. Johnston

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 Bart A. Johnston and wife, Bonnie L. Johnston, the barginors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of September, 2003.

Notary Public

My commission expires: _____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006