Davidson County DEEDWARR
Recvd: 10/20/06 15:48 4 pgs
Fees:23.00 Taxes:1091.50
20061020-0130729

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20029-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert E. and Dianne Ries 600 9th Avenue South Nashville, Tennessee 37203	New Owner	Map 093 Parcel 555

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT E. RIES AND WIFE DIANNE RIES, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being property described as follows:

Being the northerly 23 feet of Lot 14 and all of lots 15 and 16 in Bass First Addition to Nashville as of record in Book 21, Page 114, Register's Office for said County. Said part of lot No. 14 and all of lots Nos. 15 and 16 front together 120 feet on the easterly side of 9th Ave. So. and extend back between parallel lines with the southerly margin of Gleaves Street, 150 feet to an alley.

BEING all of the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners doing business as J.R. & M. Company, by Deed from Harry H. Maxwell and wife, Mai Maxwell, of record in Book 4331, Page 51, Register's Office for Davidson County, Tennessee, and further conveyed to The Russell A. Stansell, a Family Limited Partnership by Quitclaim Deed from James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, partners d/b/a J.R. & M. Company of record in Book 9084, Page 996, said Register's Office for Davidson County, Tennessee.

The Russell A. Stansell Family Limited Partnership is the same as The Russell A. Stansell, a Family Limited Partnership.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be to be executed by its duly authorized representative this 20th day of October, 2006.

THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP
a Tennessee limited partnership

By: The Russell A. Stansell Land Company
a Tennessee corporation
Its: General Partner

By: Sue S Brown
Sue S. Brown
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Sue S. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of The Russell A. Stansell Land Company, a Tennessee corporation, general partner of The Russell A. Stansell Family Limited Partnership, a Tennessee limited partnership, and who further acknowledged that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the corporation as general partner for the said limited partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of October, 2006.

Jennifer L. Jr
Notary Public
My Commission Expires: Nov. 24, 2007

JENNIFER L. JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me this
20 day of October, 2006.

Notary Public Jennifer L. Johnson

My commission expires: Nov. 24, 2007

Exhibit "A"

Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Matters of the Plan of record in Book 21, Page 114, said Register's Office, shown an Owner's Certificate, and is subject to all matters as set forth therein.

(c) Subject to a sewer easement as stated in the deed of record in Book 2487, Page 231.