This Instrument Prepared By:

Jordan R. Miller, Esq.
Perry, Shapiro & Miller, P.A.
400 Australian Avenue South
Suite 300
West Palm Beach, Florida 33401

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Name and Address of New Owner to
Whom Tax Bills Should Be Sent:
Betty P. Stafford and Robert Stafford
452 South Murray Hill Road
Columbus, Ohio 43228

Map & Parcel No(s).
174-129/5D-36931

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of all of which is hereby acknowledged, BETTY P. STAFFORD, a widow (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto BETTY P. STAFFORD, a widow and ROBERT STAFFORD, an unmarried man, as joint tenants with right of survivorship, (herein collectively called "Grantees") the following described property, situated and being in the 5th Civil District of Davidson County, Tennessee, to wit:

See Exhibit "A" attached hereto and made part hereof

BEING the same property conveyed to BETTY P. STAFFORD, a widow, by deed from Dwayne K. Vaupel and wife, Linda W. Vaupel, of record in Book 6941, Page 135, Register's Office for Davidson County, Tennessee. This is ~~improved~~/unimproved property, known as N/A.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining, unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that: she is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clean and unencumbered subject to matters of record as of the date hereof; and, she will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

93367

IDENTIFI REFERENCE

MAR 18 11 10 AM '93

DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 20th day of February, 1992.

X Betty P. Stafford
BETTY P. STAFFORD, a widow

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STATE OF OHIO)
COUNTY OF Franklin)

Personally appeared before me, Betty P. Stafford Notary Public, BETTY P. STAFFORD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Columbus, Ohio, this 20th day of February, 1992.

X Leona D. Milam
NOTARY PUBLIC
My commission expires:
October 17, 1994

I hereby swear or affirm that, to the best of my knowledge, the actual consideration for this transfer or value of the property, whichever is greater, is $ 10,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Betty P. Stafford
BETTY P. STAFFORD, AFFIANT

Subscribed and sworn to before me this 20th day of February 1992.

X Leona D. Milam
NOTARY PUBLIC
My commission expires:
October 17, 1994

LEONA D. MILAM
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES OCT. 17, 1994

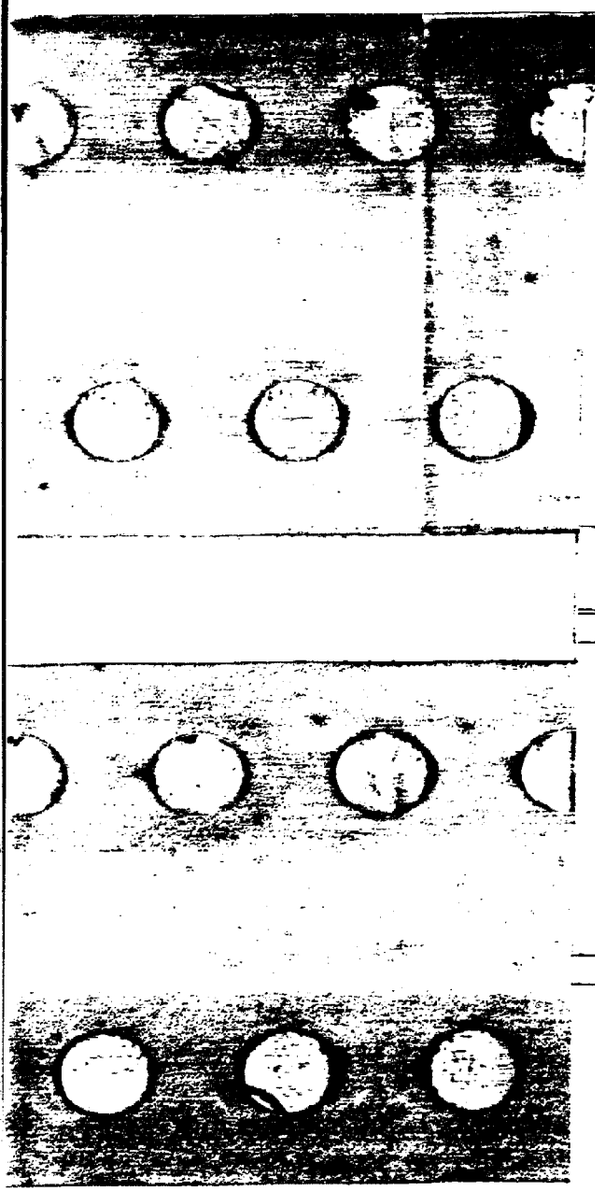
LAND in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 4 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

BEGINNING at an iron pin on the easterly margin of Preston Road (25' East of the centerline), said point of beginning also being 1209.33' South of the intersection of the margins of said Preston Road and Old Franklin Road, thence leaving the margin of the said Preston Road S82° 39' 11" E 1275.08' to an iron pin in the easterly line of the original Culbertson land; thence with the original Culbertson easterly line S04° 57' 03" W 206.00' to an iron pin; thence leaving the Culbertson original line and severing the Culbertson land N82° 36' 26" W 1274.65' to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said road N04° 49' 05" E 205.00' to the point of beginning, containing 6.01 acres, more or less.

NOTE--This legal is based on the description in the prior conveyance cited in the instrument to which this exhibit is attached, and no survey was done.

7621 03/18 0101 03CHECK 158.00

EXHIBIT "A"



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

RECEIVED OF _____

FOR _____

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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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 158.00
				CHECK 158.00
03/18/92		01		11:10 0001 7621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93367

IDENTIFICATION REFERENCE

MAR 19 11 10 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 512036