0214185

IDENTIF. & REFERENCE

BOOK 10155 PG 482

96 AUG 13 PM 3:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF A TITLE
EXAMINATION BY:
GREER AND GREER, ATTORNEYS
P. O. BOX 385
PARIS, TN 38242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JIM O. STAFFORD**, have bargained and sold and by these presents do hereby transfer and convey unto **STAFFORD LIMITED PARTNERS No. 2, L.P., a Tennessee limited partnership**, whose Certificate of Partnership is of record in Book 10017 Page 996-997, Register's office of Davidson County, Tennessee, its successors and assigns, certain real estate located in Davidson County, Tennessee. The consideration for this transfer is ONE and no/100 ($1.00) DOLLAR, the receipt of which is hereby acknowledged. The land is assessed at Map 118, Group 04-0, Parcel 358.00 and more particularly described as follows:

> A certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot Two, as shown on the plan of the re-subdivision of Lot 19, Bransford Industrial Park as of record in Book 6050, page 301, Register's office for Davidson County, Tennessee, (RODCT) and being bounded on the north by Bettina Claxton, Betty Claxton, and Hurdwood Heights; on the east and south by Interstate Highway 440; on the west by Lot One and being more particularly described as follows: Beginning at an iron pin corner common with Lot One in the south right-of-way line of Ligon Drive, said pin being located easterly, 634 feet, more or less, from the east right-of-way line of Bransford Avenue; Thence with the south right-of-way line of Ligon Drive, north 67 degrees 45 minutes 45 seconds east, 50.00 feet to an iron pin corner at the intersection of the south right-of-way line of Ligon Drive and the south property line of Bettina Claxton; Thence with Bettina Claxton, Betty Claxton and Hurdwood Heights, south 85 degrees 47 minutes 40 seconds east, 755.52 feet to an iron pin corner at the intersection of the south line of Hurdwood Heights and the north right-of-way line of Interstate Highway 440; Thence with the north right-of-way line of Interstate Highway 440; south 90 degrees 36 minutes 42 seconds west, 563.15 feet to a concrete monument corner common with Lot One in the north right-of-way line of Interstate Highway 440; Thence with Lot One, North 11 degrees 10 minutes 00 seconds west, 111.35 feet to an iron pin; Thence north 85 degrees 47 minutes 40 seconds west, 208.62 feet to an iron pin;

Thence north 75 degrees 18 minutes 44 seconds west, 15.03 feet to the point of beginning.

Containing 43,614 square feet (1.001 acres, more or less).

The description of this property is the same as that used in the prior conveyance.

This conveyance is expressly made subject to the following: Access easement of record in Book 7296, page 186, Register's office of Davidson County, Tennessee; and to all easements, conditions and other matters shown on the Plan of Record recorded in Book 6050, page 301, RODCT.

This being that property conveyed by Special Warranty Deed from Third National Bank in Nashville to Jim O. Stafford dated June 9, 1992, and of record in Book 8648, Page 838, Register's office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, its successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 1996 real estate taxes which are currently a lien, but not due and payable.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to the Grantee herein against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of AUGUST, 1996.

Jim O. Stafford

Jim O. Stafford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Tim O. Sullivan, a Notary Public in and for said county and state, personally appeared JIM O. STAFFORD, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office this 13 day of August, 1996.

TIM O. SULLIVAN NOTARY PUBLIC DAVIDSON COUNTY, TN

Tim O. Sullivan
Notary Public

My Commission Expires:

My Commission Expires JAN. 25, 1997

Name & Address of Property Owner and Person or Entity Responsible for Payment of Property Taxes:

Mail

JIM STAFFORD

503-A LIGON DR.

NASHVILLE, TN 37204

realest\lp#2-47/0896

STATE OF TENNESSEE
COUNTY OF HENRY

AFFIDAVIT

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ 60,000 ≤, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jim O. Stafford
Affiant

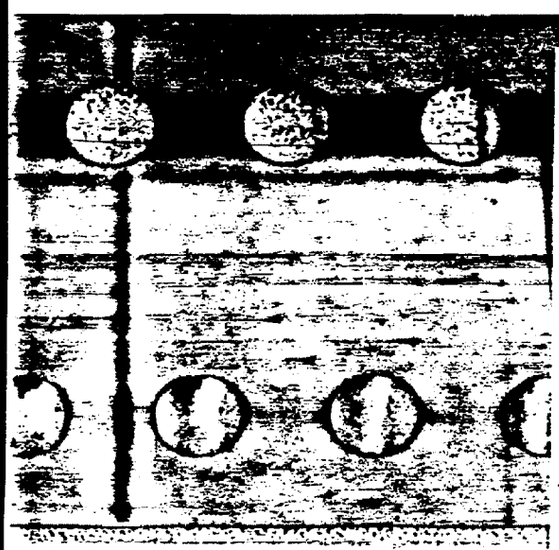
Sworn to and subscribed before me this 13 day of August, 1996.

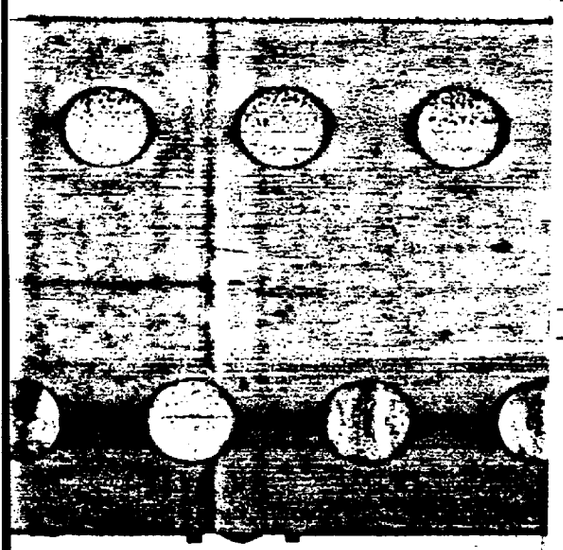
T. O. Sullivan
Notary Public

T. O. SULLIVAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN. 25, 1997

6642 08/13 0101 03CHECK 235.00





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 485

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 60000.00
CON TX 222.00
PRFEE 1.00
~~MREEL 12.00~~
~~TOTAL 235.00~~
CHECK 235.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/96 01 15:05 0001 6642

0214185
IDENTIF. ↑ REFERENCE

96 AUG 13 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019225