Box 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11430 PG. 471

THIS INDENTURE, made and entered into as of the **31st** day of **March, 1999** by and between

M & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP ,

hereinafter referred to as Grantor, and

JEFFERY STUTZMAN, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAT OF THE MADISON SOUTHERN METHODIST CHURCH PROPERTY OF RECORD IN PLAT BOOK 9700, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A RE-SUBDIVISION OF LOT 27 ON THE MAP OF BRANSFORD REALTY COMPANY'S AMQUI SUBDIVISION, OF RECORD IN BOOK 421 PAGES 38 AND 39, SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING ALL THE SAME PROPERTY CONVEYED TO M & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP BY QUITCLAIM DEED ON 05/30/96 FROM 125 CAMPBELL ROAD TRUST OF RECORD IN BOOK 10071 PAGE 996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING ALL THE SAME PROPERTY CONVEYED TO 125 CAMPBELL ROAD TRUST BY DEED FROM THE SOUTHERN METHODIST COLLEGE ON 12/01/95 OF RECORD IN BOOK 9902 PAGE 828 SAID REGISTER'S OFFICE.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO M & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM 125 CAMPBELL ROAD TRUST OF RECORD IN BOOK 10071 PAGE 996 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING ALL THE SAME PROPERTY CONVEYED TO 125 CAMPBELL ROAD TRUST BY DEED FROM THE SOUTHERN METHODIST COLLEGE OF RECORD IN BOOK 9902 PAGE 828 SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

M & S PROPERTIES

MAYNARD WAY STEVENS PARTNER

NICHOLAS MARTIN PARTNER

PARTNERSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **MAYNARD WAYNE STEVENS & NICHOLAS MARTIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of **M & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal this **31st** day of **March, 1999.**

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$80,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **31st** day of **March, 1999.**

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 27, 1999

Commission Expiration:

99 APR 13 PM 3:39

ALL TAXES PAID
DAVIDSON COUNTY, TN.

05738806

FUEL TAX REFERENCE

23048 04/13/99 0001 03CHECK 307.00

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	JEFFERY STUTZMAN 125 CAMPBELL ROAD MADISON, TN 37115	125 CAMPBELL ROAD MADISON, TN 37115 MAP PARCEL NUMBER 42-4-55

WD-MULTI.DOC
File No. 99-363

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11430 PG. 473

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0573806

IDENTIFICATION REFERENCE

99 APR 13 PM 3:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

04/13/99 01 15:42 0001 2068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451047