WARRANTY DEED

Instr:200007120068830 Page: 1 OF 2
REC'D FOR REC 07/12/2000 8:34:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $22.20

TCB-COMM-00-1165

STATE OF TENNESSEE
COUNTY OF M. FINLEY NOTARY PUBLIC MAURY COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES Notary Public, Maury County, Tennessee My Commission Expires Feb 20, 2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stafford Partners No. 1 L.P. (NAME)	~~NOT Applicable~~ Same As New Owner (NAME)	P/O 118-08-0-157
2407 Felts Ave (ADDRESS)	(ADDRESS)	
nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Formco Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stafford Partners No. 1 L.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an existing iron pin on the westerly margin of Felts Avenue at the common corner of Lots 6 and 7 of Grandview Heights Subdivision of record in Book 161, page 14 and 15, R.O.D.C. TN, and proceeding a follows: With the common line of Lots 6 and 7 N 88 degrees 41'46" W 186.61 feet to an existing iron pin in the center of an alley (closed by Metro Ordinance Bill No 77-447); thence, with the center of said closed alley N 26 degrees 46' 26" E 11.21 feet to an iron pin set; thence, with a new line S 88 degrees 42'01" E 180.94 feet to a point on the westerly margin of Felts Avenue; thence, with said westerly margin of Fetls Avenue S 03 degrees 27'56E E 18 feet to the point of beginning. Containing 1863 square feet or 0.04 acres more or less.

Being a portion of the same property conveyed to FORMCO INC by deed from David L Bush an wife Patricia Ann Bush of record in Deed Book 10413, page 58, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2407 Felts Ave, nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 my hand this 7th day of July, 2000

Formco Inc
By: James M. Gibbs, President
James M. Gibbs, President

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M. Gibbs and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Formco Inc the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James M. Gibbs as such President and by the same by the said _____ as such _____

SUSAN M. FINCH NOTARY PUBLIC MAURY COUNTY, TN

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2001

Witness my hand and official seal at office at Brentwood, TN on this the 7th day of July, 2000.

My commission expires _____

Susan Finch
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027