40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/01 11:10 3pgs
Fees:18.00 Taxes:2497.50

20011203-0132130

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stafford Advance, LLC (NAME)	New Owner (NAME)	MAP 75-0
1805 US Hwy 82 W (ADDRESS)	(ADDRESS)	PARCELS 15 AND
Tifton, GA 31793 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	100

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, Joe Sam Hurt, Sr. and Dorothy Jean Hurt and Sherry Hurt Daniels and Joe Sam Hurt, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stafford Advance, LLC, a Georgia limited liability company

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:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as Map 75-0; Parcels 15 and 100, Nashville, TN
(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 our hand s this 30th day of November, 2001

Joe Sam Hurt, Sr.

Sherry Hurt Daniels

Dorothy Jean Hurt

Joe Sam Hurt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Sam Hurt, Sr. and Dorothy Jean Hurt and Sherry Hurt Daniels and Joe Sam Hurt, Jr.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2001

Commission expires 3/29/03

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Being a tract of land in the eastern portion of Davidson County, lying in the 14th Councilmanic District of Nashville, Tennessee. Bounded on the north by Joe Sam Hurt, Sr. as recorded in Deed Book 4879, Page 474 Registers Office Davidson County (RODC), on the east by Right-of-Way (ROW) of Hermitage Road (45' ROW), on the south by ROW of Lebanon Pike (U.S. HWY. 70) (ROW varies), on the west by Railroad ROW of CSX Transportation Railroad (100' ROW). Tract being described as follows:

POINT OF COMMENCMENT being the centerline intersection of Hermitage Road and Lebanon Pike; thence North 76°58'08" West 69.04 feet to the TRUE POINT OF BEGINNING being a chiseled "X" on a sidewalk, at the southwest corner of the previously mentioned intersection, also being the southeast corner of the tract being described; thence with the northwesterly ROW margin of Lebanon Pike South 36°03'55" West 224.55 feet to a set point; thence continuing with said ROW and a curve to the left having a radius of 6942.78 feet , an arc length of 165.13 feet, a central angle of 1°21'46", a chord bearing and distance of South 35°23'02" West 165.13 feet to a set point lying in the easterly ROW margin of CSX Railroad; thence leaving said ROW of Lebanon Pike and running with the easterly ROW margin of the CSX Railroad North 14°20'33" West 590.61 feet to a set point, also being the northwest corner of the tract being described; thence leaving said ROW North 67°27'44" East 184.97 feet to a set point lying in the southwesterly ROW margin of Hermitage Road; thence with said ROW of Hermitage Road South 28°14'15" East 106.21 feet to a set point; thence continuing with said ROW and with a curve to the left having a radius of 977.55 feet, an arc length of 102.00 feet, a central angle of 5°58'42", a chord bearing and distance of South 31°13'36" East 101.95 feet to a set point; thence continuing South 34°12'57" East 131.09 feet to a set point; thence continuing South 34°59'00" East 46.14 feet to the true point of beginning.

Containing 121,344 square feet or 2.79 acres.

The above description legal description was provided by Littlejohn Engineering Associates, Inc., according to a survey certified by Robert M. Searson of Littlejohn Engineering Associates, Inc., dated December 10, 1999.

BEING the same property conveyed to Morgan Hurt and Joe Sam Hurt by deeds from Mrs. Jessie C. Johnson, one of record in Book 4248, page 412 and one of record in Book 4196, page 727, both Register of Deeds for Davidson County, the said Morgan Hurt having since died, his one-half interest in said property passed to his sons, John M. Hurt, Jr. and Joe Sam Hurt in his will. The said John M. Hurt, Jr. died January 25, 1993. At the time of his death he was married to Phyllis Browning Hurt and she was the executrix of his estate, and conveyed John M. Hurt Jr.'s interest in the subject property to John M. Hurt, III and Teresa H. Searcy by Quitclaim Deed of record in Book 9717, page 159, Register's Office for Davidson County, May 17, 1995. The said John M. Hurt, III and Teresa H. Searcy conveyed their interest in the subject property to E.L.L. Partnership by quitclaim deed of record in Book 9723, page 944, and re-recorded in Book 10227, page 134, said Register's Office. By quitclaim deed of record in Book 11100, page 545, said Register's Office, the said E.L.L. Partnership conveyed the property to Joe Sam Hurt, Sr. as to a 17.825% interest, Dorothy Jean Hurt as to a 2.815% interest, Sherry Hurt Daniels as to a 2.180% interest, and Joe Sam Hurt, Jr. as to a 2.180% interest.