Davidson County DEEDQC
Recvd: 08/11/03 10:32 3pgs
Fees:18.00 Taxes:108.35
20030811-0113996

This Instrument Prepared By:
Bone McAllester Norton PLLC
511 Union Street
Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Stafford Partners No. 1, L.P. 503-D Ligon Drive Nashville, Tennessee 37204 Attn: Jim O. Stafford	New Owner	175-00-0-039.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Hobson Pike Partners, a Tennessee general partnership composed of Jim O. Stafford and Billy Potter ("Grantor") does hereby quitclaim and convey unto Stafford Partners No. 1, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Beginning at a nail in a bottle cap on the centerline of Hobson Pike (Old Hickory Blvd.), said nail being 440 feet, more or less, in a westerly direction from an old established fence and property line; thence with the line South 5 degrees, 57 minutes, West 417.4 feet to an iron pin; thence with a line North 72 degrees, 30 minutes West 208.70 feet to an iron pin; thence with a line North 5 degrees, 57 minutes East 417.4 feet to a nail in a bottle cap in the center line of Hobson Pike (Old Hickory Blvd.); thence with said centerline South 72 degrees, 30 minutes East 208.70 feet to the point of beginning, and contains 2.0 acres, more or less.
>
> Being the same property conveyed to Hobson Pike Partners, a Tennessee general partnership composed of Jim O. Stafford and Billy Potter, by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Instrument No. 20030708-0093523, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 12615 Old Hickory Boulevard, Antioch, Tennessee. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of August, 2003.

Hobson Pike Partners, a Tennessee General partnership composed of Jim O. Stafford and Billy Potter

Jim O. Stafford, partner

Billy Potter, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $29,284.73.

Jim O. Stafford
AFFIANT

Subscribed and sworn to before me, this 8th day of August, 2003.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-30-2006

STATE OF TENNESSEE)
)
COUNTY OF TENNESSEE)

Personally appeared before me, Kimberley R. Mankin a Notary Public in and for said County and State, Jim O. Stafford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of Hobson Pike Partners, a Tennessee general partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 8th day of August, 2003.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-30-2006

STATE OF TENNESSEE)
)
COUNTY OF TENNESSEE)

Personally appeared before me, Kimberley R. Mankin, a Notary Public in and for said County and State, Billy Potter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of Hobson Pike Partners, a Tennessee general partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 8th day of August, 2003.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-30-2006