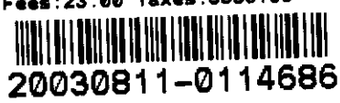
THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/11/03 16:02 4pgs
Fees:23.00 Taxes:3330.00



20030811-0114686

Dav. CO. File Box 14-A
jtc file no. 16044-1

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:		MAP-PARCEL NOS.
Stafford Partners No. 1, LP, et al 6076 Brentwood Chase Drive Brentwood, TN 37027	New Owner	Map 105-07 Parcel 122

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES F. AUSTIN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STAFFORD PARTNERS No. 1, LP, a Tennessee limited partnership, as to a fifty (50%) undivided interest, GINA E. LOFREDO, as to a twenty five percent (25%) undivided interest, SCOTT L. ATKINSON as to a twenty-five percent (25%) undivided interest**, hereinafter called the Grantees, their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

"SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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, successors and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "B"**; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th day of August, 2003.

James F. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me this
7th day of August, 2003

Notary Public
My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James F. Austin. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 2003.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

WD.981

Exhibit "A"

Property Description

BEING a tract of land lying in Nashville, Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of a portion of Block "F" on the Plan of Merritt Hagan Land in South Nashville, of record in Plat Book 5210, Page 19, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod in the northerly right-of-way line of Merritt Avenue at a corner common with Charles E. Williams, of record in Deed Book 5033, Page 936, in the Register's Office for Davidson County, Tennessee; thence, leaving the northerly right-of-way line of Merritt Avenue with the eastern property line of Charles E. Williams North 07 degrees 17 minutes 10 seconds East, 400.00 feet to an existing iron rod at a corner common with the property of Daniel L. and Arlin H. Bultsma, of record in Deed Book 9837, Page 889, in the Register's Office for Davidson County, Tennessee; thence, with the southerly property line of Daniel L. and Arlin H. Bultsma, South 83 degrees 01 minutes 27 seconds East, 241.00 feet to an iron rod set at a corner common with the property of Birdie Elizabeth Crawford, of record in Deed Book 7637, Page 175, in the Register's Office for Davidson County, Tennessee, also being the westerly right-of-way line of Alley Number 1801, 15' in width; thence, with the westerly right-of-way line of said alley for the following two calls: South 07 degrees 17 minutes 10 seconds, 385.08 feet to an iron rod set, with a curve to the right having a radius of 15.00' an arc length of 23.48', a central angle of 89 degrees 41 minutes 51 seconds and a chord bearing and distance of South 52 degrees 07 minutes 52 seconds West, 21.16 feet to an iron rod set in the northerly right-of-way line of Merritt Avenue; thence, leaving the westerly right-of-way line of Alley Number 1801 with the northerly right-of-way line of Merritt Avenue, North 83 degrees 01 minutes 27 seconds West, 226.08 feet to the point of beginning, containing 96,351 square feet, or 2.212 acres, more or less.

BEING the same property conveyed to James F. Austin, of record in Deed Book 7796, Page 210, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

Taxes for 2003 and subsequent years, a lien, but not yet due and payable.
Map 105-07, Parcel 122

The Plan of record in Book 5210, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement and other rights retained by the Metropolitan Goverment to subject property as set out in Metropolitan Council Bill No. 72-189.