Davidson County DEEDWARR
Recvd: 01/05/05 09:57 4 pgs
Fees:23.00 Taxes:277.50
20050105-0001706

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James E. Stainfield and wife, Marie B. Stainfield	same	Map/Parcel 59-39.01 and
4949 Buena Vista Pike		Map/Parcel 59-157.00
Nashville, TN 37218		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Allison Gafford, married and Michael Mason, married,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James E. Stainfield and wife, Marie B. Stainfield,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

David Gafford and Brenda Mason join in this conveyance, with the consent of the grantor spouses, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Easements of record in Book 7681, page 144, said Register's Office.
3. All matters appearing of record in Register's Office for Davidson County, Tennessee.

This is unimproved properties commonly known as **Buena Vista Pike, Nashville, TN 37218 and Clarksville Pike, Nashville, TN 37218**.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Allison Mafford
Affiant

Subscribed and sworn to before me this 4 **day of** January, **2005.**

Notary Public

MICHAEL M. CASTELLAW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-30-08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4 day of JAN, **2005**.

Allison Gafford

ALLISON GAFFORD

David Gafford

DAVID GAFFORD

Michael A Mason

MICHAEL MASON

Brenda Mason

BRENDA MASON

[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 **Allison Gafford, David Gafford, Michael Mason and Brenda Mason**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 4 day of January, **2005.**

Notary Public

My Commission Expires: 7-30-05

MICHAEL M. CASTELLARIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Map/Parcel 59-39.01

Land in the 13th Civil District of Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the north east corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682.

Starting with said concrete highway monument. Thence S 25 degrees 25 minutes 25 seconds E 333.51 ft to an iron rod (new) in the west margin of Buena Vista Pike the south east corner of Lot 2 and the north east corner of Lot 1 and the point of beginning of Lot 2 and proceeding:

1) With the north line of Lot 1 S 69 degrees 47 minutes 17 seconds W 240.51 ft to an iron rod (new) in the north east line of Lot 3, thence;
2) With the north east line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 ft to an iron rod (old) the south west corner of Parcel 39.00 belonging to said Stainfield, thence;
3) With the south line of Stainfield N 70 degrees 01 minutes 37 seconds E 242.96 ft to an iron rod (new) set in the west margin of said Pike, thence;
4) With said Pike a curve to the right having an arch length of 99.09 ft, a radius of 3426.47 ft, a central angle of 01 degrees 39 minutes 25 seconds and a chord bearing and distance of S 20 degrees 07 minutes 12 seconds E 99.08 ft to the Point of Beginning containing 0.55 acres more or less.

The legal description included above was prepared by Marvin Thomas Wright, Registered Land Surveyor, Tennessee License No. 2094, Wright and Associates, 1329 Hwy. 12 N., Ashland City, TN, (615) 238-4123, from an unrecorded survey dated September 9, 2004.

Being the same property conveyed to Allison Gafford and Michael Mason by Executor's Quitclaim Deed from Allison Gafford, Executor of the Estate of Angela C. Bernhardt, of record in Instrument No. 20050105-0001709 in the Register's Office for Davidson County, Tennessee. Also being the same property in which an undivided one half (1/2) interest was conveyed to Allison Gafford and Michael Mason from Robert Goodrich by Quitclaim Deed of record in Instrument No. 20040812-097421in said Register's Office and re-recorded in Instrument No. 20041207-0145980 in said Register's Office.

Map/Parcel 59-157.00

Land in the 13th Civil District of Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the north east corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682.

Starting with said concrete highway monument. Thence, S 03 degrees 44 minutes 06 seconds W 499.21 ft to a 6 inch wood fence post (old) the south east corner of Lot 3 and in the south west

line of said Perry and the north east corner of Parcel 146.00 belonging to Mark Phillip Singer as recorded in Book 10959, page 96, and the point of beginning of Lot 3 and proceeding:

1) With the north line of Singer S 69 degrees 40 minutes 25 seconds W 927.68 ft , a woven wire fence running irregular with this line, to a 10 inch wood fence post in the east line of parcel 10018.00 belonging to James E. & Peony P. Brown recorded as Instrument No. 200108210090301, thence;
2) With the east line of Brown N 20 degrees 13 minutes 23 seconds W 32.65 ft to a concrete highway monument in the south east margin of Briley Parkway, thence;
3) With the south east margin of Briley Parkway N 34 degrees 54 minutes 28 seconds E 119.61 ft, a woven wire fence running irregular with this line, to a concrete highway monument, thence;
4) Continuing with Briley Parkway N 46 degrees 15 minutes 12 seconds E 310.26 ft to a concrete highway monument west of said fence the south west corner of Lot 4, thence;
5) With the south line of Lot 4 N 69 degrees 40 minutes 17 seconds E passing an iron rod set online, east of fence, at 7.24 ft as a witness to said corner and continuing on in all 531.82 ft to an iron pipe (old) the common corner of Lots 2,3,4 and the south west corner of said Stainfield, thence;
6) With the south west of Lot 2 and 1 S 23 degrees 30 minutes 00 seconds E passing an iron rod (new) at midpoint of this line and continuing on in all 200.41 ft to an iron rod (old) the common corner of Lot 1, 3 and said Perry, thence;
7) With the south west line of Perry S 24 degrees 35 minutes 02 seconds E 24.13 ft to the point of beginning containing 3.98 acres, more or less.

The above legal description was prepared by Marvin Thomas Wright, Registered Land Surveyor, Tennessee License No. 2094, Wright and Associates, 1329 Hwy. 12 N. Ashland City, TN, (615) 238-4123, from an unrecorded survey dated September 9, 2004.

Being the same property conveyed to Allison Gafford and Michael Mason by Executor's Quitclaim Deed from Allison Gafford, Executor of the Estate of Angela C.Bernhardt, of record in Instrument No. 20050105-0001703 said Register's Office.