BILL GARRETT, Davidson County
Trans:T20110029947 DEEDWARR
Recvd: 05/19/11 15:04 2 pgs
Fees:13.00 Taxes:155.40
20110519-0038469

THIS INSTRUMENT PREPARED BY: **MARCY ELIZABETH SHELTON** **GULLETT, SANFORD, ROBINSON &** **MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $42,000.00. Jim O. Stafford Affiant Subscribed and sworn to before me, this 19th day of May, 2011. Notary Public My Commission Expires:

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stafford Partners No. 1, L.P. P.O. Box 1625 Brentwood, TN 37024-1625	Stafford Partners No. 1, L.P P.O. Box 1625 Brentwood, TN 37024-1625	105 16 0 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNE C. STILL, MARRIED, FORMERLY KNOWN AS JUNE C. DEAL,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STAFFORD PARTNERS NO. 1, L.P.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines with the southerly margin of Edison Street, 165 feet to an alley.

Being the same property conveyed to Carroll B. Cordell and wife, Teresa A. Cordell, (tenants by the entirety as to a 1/2 undivided interest) and Wendell D. Deal and wife, June C. Deal (tenants by the entirety as to a 1/2 undivided interest) by deed from John Robert

Mitchell and wife, Gladys Wooten Mitchell, dated August 27, 1987, recorded in Book 7345, page 485, Register's Office for Davidson County, Tennessee. The said Wendell D. Deal having since died. The said Carroll B. Cordell and wife, Teresa A. Cordell conveyed their undivided fifty (50%) percent interest in the property to June C. Deal, a widow, by deed dated August 16, 1991, of record in Book 8422, page 394, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2137 Utopia Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of May, 2011.

June C. Still

June C. Still formerly known as June C. Deal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE C. STILL FORMERLY KNOWN AS JUNE C. DEAL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2011

(Seal)

Notary Public

My Commission Expires:

MARCIA E. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

436334.1/200738