BILL GARRETT, Davidson County
Trans:T20110081810 DEEDWARR
Recvd: 12/27/11 14:39 3 pgs
Fees:18.00 Taxes:155.40
20111227-0101051

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION BY:
GREER & GREER, ATTORNEYS
P. O. BOX 385
PARIS, TN 38242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **STAFFORD PARTNERS NO. 1, L.P.,** has bargained and sold and by these presents does hereby transfer and convey to **STAFFORD THURMAN PARTNERS, LP,** its successors and assigns, certain real estate located in Davidson County, Tennessee. The consideration for this transfer is FORTY TWO THOUSAND AND NO/100 ($42,000.00) DOLLARS, the receipt of which is hereby acknowledged. The land is assessed at Map – Parcel Number: 105 16 0 131.00, and more particularly 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.
>
> This being that same property conveyed to Stafford Partners No. 1, L.P. by Warranty Deed of June C. Still, Married, formerly known as June C. Deal dated May 19, 2011, and of record as Instrument No. 20110519-0038469 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantees, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered except for 2011 real estate taxes which are currently a lien, and due and payable, and which will be prorated as of the date of this deed.

The undersigned further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the Grantee herein against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature this 27th day of December, 2011.

Stafford Partners No. 1, L.P.

By: Jim O. Stafford
Jim O. Stafford, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said county and state, personally appeared JIM O. STAFFORD with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of STAFFORD PARTNERS NO. 1, L.P., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal and seal of office this 27 day of DECEMBER, 2011

GREG MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires:
SEPT. 3, 2012

Name & Address of Property Owner
and Person or Entity Responsible
for Payment of Property Taxes:

Stafford Thurman Partners
827 Highgrove Circle
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
AFFIDAVIT

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $42,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of December, 2011.

WILLODENE H. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Comm. Expires: 12/23/2015