THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 BILL GARRETT, Davidson County Trans:T20130023777 DEEDWARR Recvd: 03/22/13 14:44 6 pgs Fees:33.00 Taxes:1421.73 20130322-0028752	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $384,250.00. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2013. Notary Public My Commission Expires: My Commission Expires AUG. 21, 2016

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stafford Partners No. 1, LP P O Box 1625 Nashville, TN 37024	Same	Map/ Parcel: 106-05-0-154.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, BB&D PROPERTIES, LLC, a Tennessee Limited Liability Company, by these presents does hereby sell and convey unto STAFFORD PARTNERS NO.1, LP, a Tennessee Limited Partnership, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Section 10, City View Park, of record in Book 5200, page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BB&D PROPERTIES, LLC, by deed from BILLY R. HINDS, ET AL, of record in Book 10812, page 796, dated October 29, 1997, said Register's Office.

This is improved property commonly known as 720 Fesslers Lane, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, except:

1. Davidson County property taxes for the year 2013 a lien but not yet due and payable.
2. Restrictive Covenants contained in instrument of record in Book 4680, page 337 and Book 6062, page 29, said Register's Office.
3. Matters shown on the Plan of record in Book 5200, page 526, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3857, page 591, said Register's Office.
5. Perpetual Reservation and Restriction of record in Book 6062, page 29, said Register's Office.
6. Right of Way to Fesslers Lane.

and the Grantor does further covenant and bind itself, its successors 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 whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands on the date stated.

-----SIGNATURES FOLLOW ON THE NEXT PAGES-----

BB&D PROPERTIES, LLC

Robert B Updegraff

By: ROBERT B. UPDEGRAFF
Title: MEMBER, MANAGER AND OFFICER

State of Tennessee)
County of Davidson.

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **ROBERT B. UPDEGRAFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member, Manager, Officer (or other officer authorized to execute the instrument) of **BB&D PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability company, and that such member, manager and officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as authorized member, manager, officer.

Witness my hand, at office, this 2nd day of March, 2013.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Notary Public

My Commission Expires:

BB&D PROPERTIES, LLC

Billy R. Hines

By: BILLY R. HINES
Title: MEMBER, MANAGER AND OFFICER

State of Alabama)
County of Jefferson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **BILLY HINES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member, Manager, Officer (or other officer authorized to execute the instrument) of **BB&D PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability company, and that such member, manager and officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as authorized member, manager, officer.

Witness my hand, at office, this 21st day of March 2013.

Mary Seavey

Notary Public

My Commission Expires: 5/12/15

NOTARY PUBLIC

BB&D PROPERTIES, LLC

By: DON LIVINGSTON
Title: MEMBER, MANAGER AND OFFICER

State of Florida)
County of Escambia)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **DON LIVINGSTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member, Manager, Officer (or other officer authorized to execute the instrument) of **BB&D PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability company, and that such member, manager and officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as authorized member, manager, officer.

Witness my hand, at office, this 21 day of March, 2013.

Notary Public

My Commission Expires: Aug 18, 2016

SHANNON K. COLEMAN
MY COMMISSION # EE 213563
EXPIRES: August 18, 2016
Bonded Thru Budget Notary Services

Agreement for Removal of Personal Property

Whereas Buyer is being given possession of the Real Property known as 720 Fesslers Lane, Nashville, TN upon closing, however the parties understand and agree that the Seller has a portable unit on site, and the Seller BB&D Properties is in the process of removing the same;

Therefore in consideration of the mutual agreement s herein and the Buyer's agreement to proceed with closing the real property sale, the parties agree:

Seller hereby agrees to have all personal items removed from 720 Fesslers Lane no later than April 2, 2013. Further, BB&D Properties agrees to hold Stafford Partners No. 1, LP and Jim Stafford harmless from the cost for removal should we fail to remove the personal property unit, and from any or all incidents or losses that may occur prior to or during removal of the personal property.

BB&D Properties agree to keep the utilities in my name until all of my personal items are removed from the Property.

Executed this 22 day of March, 2013.

B B & D Properties, LLC

By: Robert Wolegkoff