Box 14A

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 12/02/05 13:47 3 pgs
Fees:18.00 Taxes:1591.00
20051202-0145197

File No. 19225-6

Map 041-16-0;
Parcel 059.00

ADDRESS NEW OWNER AS FOLLOWS:
Patricia Ann Hackney
c/o Tapes and Technical Solutions, LLC
1105 Tuckahoe Drive
Nashville, TN 372207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Stafford Partners No. 1, L.P., a Tennessee limited partnership comprised of Jim O. Stafford, Mark Lee Stafford and Ann Marie Stafford Thurman, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Patricia Ann Hackney, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the revised re-subdivision of Lot "1" of a re-subdivision of a portion of a tract marked "Reserved for Commercial No. 2" on the Plat of Bellshire Estates, Section 5, as of record in Book 4595, page 138, Register's Office for Davidson County, Tennessee, revising Book 4595, page 137 and Book 4595, page 38, said Register's Office.
>
> BEGINNING at a point in the southerly margin of Tuckahoe Road at the common front corners of Lot Nos. 1 and 2; thence, in a southerly direction 173.84 feet; thence, in a westerly direction 216.17 feet; thence in a northerly direction 397.52 feet; thence, along the southerly margin of Tuckahoe Road in an easterly direction a total of 92.55 feet to the point of BEGINNING, containing 1.53 acres, more or less.
>
> Being the same property conveyed to Stafford Partners No. 1, L. P., a Tennessee limited partnership, by Deed from Interplastic Corporation, a Minnesota corporation, of record in Book 11690, page 110, Register's Office for Davidson County, Tennessee.

This is improved commercial property, known as: 1105 Tuckahoe Drive, Nashville, Tennessee 37207.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid at closing by the Grantors.

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, her heirs and assigns, forever; and, the Grantor further

covenants with the said Grantee that Grantor is 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 on the attached Exhibit "A". Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized partner this the 1st day of December, 2005.

Stafford Partners No. 1, L.P.
a Tennessee limited partnership

By: _____
Jim O. Stafford, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jim O. Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be General Partner of Stafford Partners No. 1, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such General Partner.

Witness my hand and official on this the 1st day of December, 2005.

_____
Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 430,000.00.

_____
Affiant

Subscribed and sworn to before me this the 1st day of December, 2005.

_____
Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 041-16-0; Parcel 059.00
2. The Plat of record in Book 4595, page 138, Register's Office for Davidson County, Tennessee revising Plats of record in Book 4595, page 137 and Book 4595, page 38, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Restrictive covenants contained in Instruments of record in Book 2294, page 346, in Book 4476, page 565, and in Book 6399, page 1, Register's Office for Davidson County, Tennessee.
4. Matters shown on "As-Built" Survey for Stafford Partners No. 1, L.P. (1105 Tuckahoe Drive; Tax Map 41-16, Parcel 59), prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated October 11, 2005 and bearing file no. 25127.