Davidson County DEEDWARR
Recvd: 10/29/08 13:44 2 pgs
Fees:13.00 Taxes:4625.00
20081029-0107991

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Stafford Partners No. 1, L.P., et al 6076 Brentwood Chase Drive Brentwood, TN 37027	Same	107/101

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **BERNSTEIN PROPERTIES, INC.**, Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **STAFFORD PARTNERS NO. 1, L.P.**, a Tennessee limited partnership, its successors and assigns, and unto **C. WENDELL WALLER, JR., TRUSTEE of THE WALLER FAMILY IRREVOCABLE TRUST dated May 1, 1996**, his successors and assigns, hereinafter collectively referred to as Grantees, each being vested in a one-half undivided interest and each having a equal fifty percent (50%) ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6b, as shown on the Plan of Metropolitan Industrial Park, Phase II, Section Fourteen, as of record in Book 5190, page 507, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southeasterly margin of Air Lane Drive, said point being the northwest corner of Metropolitan Industrial Park, Phase II, Section Six, of record in Book 5190, page 450, Register's Office for Davidson County, Tennessee, and further described as being 1,550 feet, more or less, southerly of the southerly margin of Elm Hill Pike; thence with the westerly line of said Metropolitan Industrial Park, Section Six, South 40 deg. 27 min. east, 301.68 feet to the northerly margin of Interstate 40 (Briley Parkway Interchange); thence, with said margin south 47 deg. 35 min. west, 245.21 feet to the southeast corner of Metropolitan Industrial Park, Phase II, Section Seven, of record in Book 5210, page 144, said Register's Office; thence, leaving said margin and passing through a Tennessee Valley Authority tower, north 40 deg. 27 min. west, 309.89 feet to the southeasterly margin of said Air Lane Drive thence, with a curve to the left 5.46 feet to a point, said curve having a radius of 705.00 feet, a central angle of 00 deg. 26 min. 37 sec. and a tangent distance of 2.73 feet; thence continuing with said margin, north 49 deg. 33 min. east 227.00 feet; thence, with a curve to the left having a radius of 330.00 feet, a central angle of 2 deg. 11 min. 21 sec., a tangent distance of 6.31 feet, along arc of said curve 12.61 feet to the point of beginning.

Being the same property conveyed to Bernstein Properties, Inc., a Tennessee corporation by Deed of record in Book 8467, Page 812, Register's Office for Davidson County, TN .

This is improved property known as 1903 Airlane Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their representatives, successors and assigns forever. And it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows: (1) 2008 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantees will be responsible for paying 2008 property taxes when they become due and (2) All matters shown on the Plan of record in Book 5190, age 507, Register's Office for Davidson County, Tennessee, including, without limitation, TVA Easement.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to
all genders.

Witness my hand this 29th day of October, 2008.

BERNSTEIN PROPERTIES, INC.

LEON STRAUSS, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $~~0~~ 1259000.00 RDS.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2008.

Notary Public

My Commission Expires: 11-14-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, LEON STRAUSS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of Bernstein Properties, Inc., the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of October, 2008.

Notary Public

My Commission Expires: 11-14-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN