THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26818-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stafford Partners No. 1, L.P. 503-D Ligon Drive Nashville, Tennessee 37204	New Owner	106-03-0/009-00 106-03-0/010-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LEE PIERCE, L.P.**, a Tennessee limited partnership (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **STAFFORD PARTNERS NO. 1, L.P.**, a Tennessee limited partnership (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of February, 2015.

LEE PIERCE, L.P., a Tennessee limited partnership

Philip L. Kelly, General Partner

Lesly H. Kelly, General Partner

BILL GARRETT, Davidson County
Trans:T20150011603 DEEDWARR
Recvd: 02/18/15 08:27 4 pgs
Fees:23.00 Taxes:2775.00
20150218-0013653

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **PHILIP L. KELLY**, and **LESLY H. KELLY**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **LEE PIERCE, L.P.**, a Tennessee limited partnership, the within-named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as General Partners.

WITNESS my hand, at office this 13th day of February, 2015.

JOHN T. COOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Dana M. Meadows
Affiant

Subscribed and sworn to before me this
13th day of February, 2015.

JOHN T. COOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

Tract I:

LAND in Davidson County, Tennessee, situated in the Third Civil District, and described as follows:

BEGINNING at a point on the Stone River Pike (now Elm Hill Road) 15.3 poles West of the northwest corner of Arthur Kelly's lot;

Thence, 80° West with the Stone River Pike 5.39 poles to a point;

Thence, South 4-1/2° East 14.66 poles to the Tennessee and Pacific Railroad;

Thence, eastwardly with said Railroad 5.39 poles to a point;

Thence North 4-1/2° West 15 poles to the Beginning.

Tract II:

A tract of land in Davidson County, Tennessee, being part of Lot Nos. 4 and 20 and a part of Lower Tract of Edward Trabue Lands, a plan of which is of record in Minute Book "I", Page 190, U.S. Circuit Court at Nashville, and described as follows:

Said tract of land fronts 45 feet on the southerly side of Elm Hill Pike, and extends back 241 feet on its westerly line and 232 feet on its easterly line to a line in the rear on the northerly margin of N.C. & St. L. Railroad right-of-way, on which it measures 50 feet.

BEING the same property conveyed to Aztech Industrial Supply, Inc., by Warranty Deed dated June 21, 1991 from William M. Belcher and wife, Janis E. Belcher, of record in Book 8381, Page 828, Register's Office for Davidson County, Tennessee, and further conveyed to Lee Pierce, L.P., a Tennessee limited partnership, by Quitclaim Deed dated April 15, 1997 from Aztech Industrial Supply, Inc., a Tennessee corporation, of record in Book 10422, Page 364, Register's Office for Davidson County, Tennessee. An Affidavit regarding the structure of Lee Pierce, L.P., a Tennessee limited partnership is of record in Instrument No. 20030609-0078898, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 Elm Hill Pike, Nashville, Tennessee 37210.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Minute Book "I", Page 190, U.S. Circuit Court at Nashville, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4450, Page 677, Register's Office for Davidson County, Tennessee.

4. Easement Deed by Court Order in Settlement of Landowner Action to U.S. Sprint Communications Company, of record in Instrument No. 20140114-0003778, and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

5. Rights of railroad in and to any charter right-of-way which adjoins the subject property.