Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Stafford Partners No. 1, LP P.O. Box 1625 Brentwood, TN 37024	**106-14-0-170.00** **and** **106-14-0-171.00**	**SAME**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160054758 DEEDWARRSP
Recvd: 06/27/16 15:15 3 pgs
Fees:18.00 Taxes:5050.50
20160627-0065507

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TELDATA CORPORATION, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey, to STAFFORD PARTNERS NO. 1, LP, a Tennessee limited partnership ("Grantee") Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which are a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 4675, Page 111, Register's Office of Davidson County.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

The actual consideration or value, whichever is greater, for this transfer is $1,365.000.00.

Subscribed and sworn to before me this 20th day of June, 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Corey E. McCombs, Notary Public
Cecil Twp., Washington County
My Commission Expires May 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My Commission Expires: 5/16/2020

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, Page 170, Book 4260, Page 652, and in Book 4433, Page 162, said Register's Office.

Pursuant to the Articles of Amendment to the Charter of record in Book 6622, Page 711, Davidson County Register's Office, TELDATA CORPORATION was previously known as JLC CORPORATION.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

This is improved property known as 148 and 154 Park South Court, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 23rd day of June, 2016.

TELDATA CORPORATION

By _____

Title President, Secretary and Treasurer

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF WASHINGTON)

Before me, the undersigned, a Notary Public in and for the County and Commonwealth aforesaid, personally appeared Timothy C. Huffmyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, Secretary & Treasurer of Teldata Corporation, the within named bargainor, and that he as such President, Secretary & Treasurer , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President, Secretary & Treasurer of Teldata Corporation.

WITNESS my hand and seal at office in Washington County, Pennsylvania, this the 20th day of June, 2016.

_____

Notary Public

My Commission Expires:

5/14/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Corey E. McCombs, Notary Public
Cecil Twp., Washington County
My Commission Expires May 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit "A"

Legal Description

TRACT 1:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled 2nd Revised Plat of Commercial Park South, of record in Book 4675, Page 111, 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 JLC CORPORATION, by deed from MANAGEMENT INVESTMENT ASSOCIATES, A PARTNERSHIP COMPOSED OF JOHN C. JENKINS, JR., J. L. CARGILE, JOE M. RODGERS, AND AL C. MIFFLIN, III, of record in Book 5062, Page 110, dated July 28, 1976, said Register's Office. Pursuant to the Articles of Amendment to the Charter of record in Book 6622, Page 711, said Register's Office, JLC CORPORATION is now known as TELDATA CORPORATION.

TRACT 2:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled 2nd Revised Plat of Commercial Park South, of record in Book 4675, Page 111, 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 JLC CORPORATION, by deed from MANAGEMENT INVESTMENT ASSOCIATES, A PARTNERSHIP of record in Book 4882, Page 468, dated January 13, 1975, said Register's Office. Pursuant to the Articles of Amendment to the Charter of record in Book 6622, Page 711, said Register's Office, JLC CORPORATION is now known as TELDATA CORPORATION.

TRACT 3

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled 2nd Revised Plat of Commercial Park South, of record in Book 4675, Page 111, 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 JLC CORPORATION by deed from ROBERT P. ZIEGLER, TRUSTEE of record in Book 5748, Page 809, dated May 26, 1981, said Register's Office. Pursuant to the Articles of Amendment to the Charter of record in Book 6622, Page 711, said Register's Office, JLC CORPORATION is now known as TELDATA CORPORATION.