SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/03 15:03 3pgs
Fees:18.00 Taxes:46620.00
20030926-0142951

This instrument was prepared by:
Nancy Wood Stabell (#20534)
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219

Address of New Owners as follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
PSG CT Series L.L.C. C/o Syndicated Equities Corporation 1345 N. Wells Street Chicago, Illinois 60610 Attn: Julie Sickle	Same	Map: 93-2-3 Parcels: 180,181,182,183 184 and 185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant affirms that the actual consideration for this transfer is $12,600,000.00

DAVID H. ARNHOLTER NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Affiant Charles B. Robbins, counselor for Buyer

Sworn to and subscribed before me, this 26th **day of September, 2003.**

Notary Public

My commission expires:
My Commission Expires JULY 21, 2007

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Twelve Million Six Hundred Thousand Dollars ($12,600,000.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AmSouth Bank,** an Alabama state bank, successor-in-interest to Public Square Company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **PSG CT Series, L.L.C.,** a Delaware series limited liability company, ("Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

Seller covenants (a) lawful seisin of the Property, (b) full right and power to convey same and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes, in-lieu-of tax payments and assessments due and payable in 2003 and thereafter, which Buyer assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record and (ii) governmental laws, ordinances and regulations affecting the Property.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Sellers (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 23rd day of September, 2003.

SELLER:

AMSOUTH BANK
an Alabama State Bank

By: _____
Emilio Cerice, Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emilio Cerice, Vice President of AmSouth Bank, who acknowledged that he executed the foregoing for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of September, 2003.

MICHELLE A. BRIDGES
NOTARY PUBLIC - ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUGUST 4, 2005

_____
Notary Public

My commission expires:_____

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EXHIBIT A
PROPERTY DESCRIPTION

BEING land in Nashville, First Civil District, Sixth Councilmanic District, Davidson County, Tennessee, located between Deaderick Street and Charlotte Avenue and between Third Avenue North and Fourth Avenue North, as shown on Resubdivision of Block "F," Part of Project One, Central Loop General Neighborhood Renewal Area Project No. Tennessee R-72 of record in Plat Book 4460, Page 92, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron spike (old) in the northeasterly intersection of Deaderick Street (112-foot right-of-way) and Fourth Avenue North (64-foot right-of-way); thence along the easterly right-of-way of said Fourth Avenue North, north 27 deg. 37 min. 02 sec. west, 141.96 feet to the southeasterly intersection of Fourth Avenue North and Charlotte Avenue (46.7-foot right-of-way); thence along the southerly line of said Charlotte Avenue, north 62 deg. 32 min. 52 sec. east, 355.26 feet to the southwesterly intersection of Charlotte Avenue and Third Avenue North; thence along the westerly line of said Third Avenue North, south 27 deg. 07 min. 09 sec. east, 143.58 feet to the northwesterly intersection of Third Avenue North and Deaderick Street; thence along the northerly line of Deaderick Street, south 62 deg. 48 min. 35 sec. west, 354.02 feet to the POINT OF BEGINNING, according to survey of Barge, Waggoner, Sumner and Cannon, Inc. dated September 9, 2003, and bearing File Number 03887-18.

Said property includes a portion of the property conveyed by deed at Book/Page 4596/309, the property conveyed by deed at Book/Page 4605/853, and the property conveyed by Instrument No. 20030926-0142950, R.O.D.C.

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