THIS DOCUMENT WAS PREPARED BY:
Pircher, Nichols & Meeks
900 North Michigan Avenue, Suite 1050
Chicago, Illinois 60611
Attention: Real Estate Notices (DGS)

AFTER RECORDING RETURN TO:
Chicago Title Insurance Company
6060 Poplar Avenue
Memphis, Tennessee 38819
Attention: Barbara Gardner
Escrow No. 301576

Davidson County DEEDWARR
Recvd: 06/24/05 13:24 7 pgs
Fees:38.00 Taxes:78625.00
20050624-0072961

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
c/o NESDC 77 North Centre Ave. Suite 210 Rockville Centre, New York 11570	c/o NESDC 77 North Centre Ave. Suite 210 Rockville Centre, New York 11570	Map 93-6-1, Parcel 89

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LC TOWER, L.L.C.**, (referred to hereinafter as "Grantor"), a Delaware limited liability company, has bargained and sold and does hereby transfer and convey unto **401 CHURCH STREET LLC** (referred to hereinafter as "Grantee"), a Tennessee limited liability company, its successors and assigns, certain land located in Nashville, Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as L&C Tower.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2005 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) and all matters shown on the Plan of the Original Town of Nashville, not of record; and (3) all matters listed on **Exhibit B** hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of June, 2005.

GRANTOR:

LC TOWER, L.L.C.,
a Delaware limited liability company

By: PERIDOT, L.L.C., a Delaware limited liability company, its managing member

By: PERIDOT, INC., a Delaware corporation, its manager

By: _____
Name: Craig Cuffarelli
Title: Vice President

893571

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration for this transfer is $ 21,250,000.00

(Affiant)

By: Michael D. Kaplan

Title: _____

Subscribed and sworn to before me, this 23 **day of June, 2005.**

Stacy Y Blackwell
NOTARY PUBLIC

My Commission Expires:

10/10/06

STACY Y. BLACKWELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES OCT. 10, 2006

STACY Y. BLACKWELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES OCT. 10, 2006

893571

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

On June 20th 2005, before me, Dolores Aguirre, a Notary Public in and for said County and State, personally appeared Craig Caffarelli, as Vice President of Peridot, Inc., the manager of Peridot, L.L.C., the managing member of LC Tower, L.L.C., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal, at office in Chicago, Illinois, this 20th day of June, 2005.

Dolores Aguirre
Notary Public

My commission expires:
9/26/2008

"OFFICIAL SEAL"
DOLORES AGUIRRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/26/2008

893571

SCHEDULE A
(Property Description)

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Church Street and Fourth Avenue North, being a part of Lot No. 66, as shown on the plan of the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Church Street and the westerly right-of-way line of Fourth Avenue North;

Thence, with said right-of-way line, S 29 deg. 51 min. E, 233.26 feet to a point;

Thence, leaving said right-of-way line with the northerly right-of-way line of Alley No. 54, S 59 deg. 32 min. W, 118.96 feet to the point of intersection with the easterly right-of-way line of Alley No. 66;

Thence, with said right-of-way line, N 29 deg. 51 min. E, 110.16 feet to a point;

Thence, leaving said right-of-way line with the northerly right-of-way line of said Alley No. 66, N 75 deg. 08 min. W, 7.46 feet to a point;

Thence, continuing with said right-of-way line, S 60 deg. 14 min. W, 6.64 feet to a point in the easterly line of property conveyed to Crescent Associates, LTD by Deed of Record in Book 6375, page 440, Register's Office for Davidson County, Tennessee;

Thence, with said line, N 30 deg. 01 min. W, 119.13 feet to a point in the southerly right-of-way line of Church Street;

Thence, with said right-of-way line, N 60 deg. 09 min. E, 131.24 feet to the point of beginning;

Containing 29,281 square feet or 0.67 acre, more or less.

Being the same property conveyed to LC Tower, L.L.C., a Delaware limited liability company by limited warranty deed from Metropolitan Life Insurance Company, a New York corporation, of record in Book 10175, page 936, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed of record in Book 10175, page 942, said Register's Office.

SCHEDULE B
(Permitted Exceptions)

1. Easements for the construction, operation, repair and rebuilding of utilities contained in Bill No. 54-443, City of Nashville, dated January 9, 1955, not of record.

2. Permanent easement to the City of Nashville for the construction and maintenance of a public street and highway, of record in Book 2651, page 35, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of the Lease dated July 20, 2004 by and between LC Tower, L.L.C., Lessor and the State of Tennessee, Lessee, of record in Instrument No. 20040726-0088764, Register's Office for Davidson County, Tennessee.

4. Rights of tenants, as tenants only, under unrecorded leases.