6
BOK 35

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

Davidson County DEEDWARR
Recvd: 06/24/05 13:25 7 pgs
Fees:38.00 Taxes:11100.00
20050624-0072962

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

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 91 Map 93-6-1, Parcel 92

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 **3535 MARKET STREET ASSOCIATES**, a New York general partnership, and **POWELLTON HOLDINGS, LLC**, a New York limited liability company, as tenants in common (collectively referred to hereinafter as "Grantee"), 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 Cottavelli
Title: Vice President

909958

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration for this transfer is $3,000,000.00.

(Affiant)

By: Michael D Kaplan

Title: _____

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

NOTARY PUBLIC

My Commission Expires:

10/10/06

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

909958

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

909958

SCHEDULE A
(Property Description)

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fifth Avenue North and Alley No. 54, being a part of Lot No. 79, 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 Alley No. 54 and the easterly right-of-way of Fifth Avenue North;

Thence, with said southerly right-of-way line, N 59 deg. 32 min. E, 169.08 feet to the point of intersection with the westerly right-of-way line of Alley No. 67;

Thence, with said right-of-way line, S 30 deg. 02 min. E, 125.16 feet to a point;

Thence, leaving said right-of-way line with the northerly line of property conveyed to the trustees of the Central Church of Christ by Deed of Record in Book 6660, page 60, Register's Office for Davidson County, Tennessee, S 59 deg. 37 min. W, 169.23 feet to a point in the easterly right-of-way line of Fifth Avenue North;

Thence, with said right-of-way line, N 29 deg. 58 sec. W, 124.91 feet to the point of beginning;

Containing 21,149 square feet or 0.49 acre, more or less.

Being the same property conveyed to LC Tower, L.L.C., a Delaware limited liability company by Quitclaim Deed from LC Parking, L.L.C., a Delaware limited liability company, of record in Instrument No. 20010126-0008168, Register's Office for Davidson County, Tennessee.

SCHEDULE B
(Permitted Exceptions)

None.