Davidson County DEEDWARR
Recvd: 07/01/05 10:47 8 pgs
Fees:43.00 Taxes:17945.00
20050701-0075992

Please Return To: Chenille Wesley
First American Title Insurance Company
6077 Primacy Pkwy, Suite 121B
Memphis, TN. 38119

NCS-136517F

THIS INSTRUMENT PREPARED BY:	TAX MAP: 26-1	PROPERTY OWNER AND MAIL BILLS TO:
Kay K. Bains Bradley Arant Rose & White LLP One Federal Place 1819 5th Avenue North Birmingham, AL 35203	PARCEL NO.: 99	First States Investors 4200, LLC 1725 The Fairway Jenkintown, PA 19046

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **UNION PLANTERS BANK, NATIONAL ASSOCIATION**, a national banking association, successor by merger to Bank of Goodlettsville (the "Grantor"), in favor of **FIRST STATES INVESTORS 4200, LLC**, a Delaware limited liability company (the "Grantee").

W I T N E S S E T H:

THAT, in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Grantor hereby conveys, transfers and specially warrants unto the Grantee and Grantee's successors and assigns, the improved property described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH any and all rights, privileges, easements, improvements and appurtenances to the same belonging.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, along with all of the hereditaments, appurtenances, improvements, and all estates, easements and interests that appertain to or run with the Property, over to Grantee.

Grantor warrants and covenants with the Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has full power, authority and right to make this conveyance pursuant to this Special Warranty Deed, that the title thereto is clear, free and unencumbered (except as listed in this Special Warranty Deed), and that Grantor shall forever warrant and defend said title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 15th day of June, 2005.

UNION PLANTERS BANK, NATIONAL ASSOCIATION, a national banking association

By _____
Keith B. Pressley
Senior Vice President

ACKNOWLEDGMENT

STATE OF Pennsylvania)

COUNTY OF Philadelphia)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Keith B. Pressley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Union Planters Bank, National Association, a national banking association, the within named bargainor, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the state banking corporation by himself as such officer.

Witness my hand and official seal at office this 15th day of June, 2005.

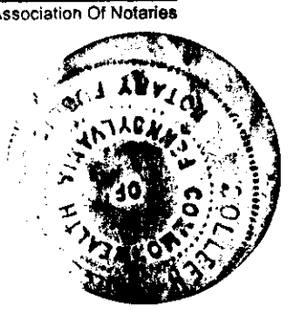
Colleen M. Wetzel
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Colleen M. Wetzell, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires July 13, 2008
Member, Pennsylvania Association Of Notaries

My Commission Expires:

7-13-08

(Affix official seal, if applicable)



Grantor's Contact Information:

Union Planters Bank
Properties Department
298 West Valley Avenue
Birmingham, AL 35209

STATE OF Pennsylvania)

COUNTY OF Philadelphia)

The actual consideration or value, whichever is greater, for this transfer is $ 4,850,000.

Affiant

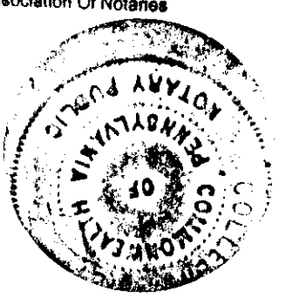
Subscribed and sworn to before me, this the 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

7-13-08

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Colleen M. Wetzell, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires July 13, 2008
Member, Pennsylvania Association Of Notaries



1-PH/2231104.1/4306/Long Hollow Pike

EXHIBIT "A"

Legal Description

Record Legal:

Tract One - 4709-704

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, July 18, 1957, as follows:
Beginning in the center of Two Mile Pike, South 65 deg. West 132 feet from the southwest corner of the property conveyed to Sarah Hill by deed of record in Book 2153, page 341, Register's Office for said County; thence with the center of said pike, South 50 deg. 30 min. East 147 feet; thence North 42 deg. East to the northwest corner of the property conveyed to William Ray Medlin and wife, by deed from Claude Garrett, Guardian of record in Book 2033, page 181, said Register's Office, and continuing in the same direction with said Medlin's northern boundary line, in all 194 feet to an iron pin; thence North 26 deg. West 57.3 feet to the southeast corner of said Hill property, thence South 65 deg. West 239 feet to the beginning.

Tract Two - 6728-959

Land lying in Davidson County, Tennessee, being a portion of the T.M. Osborne Commercial Subdivision, as of record in Book 5190, page 250, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point in the northern right-of-way of the new Long Hollow Pike, being the southeastern corner of the herein described property and the Southeastern corner of the property conveyed to James S. Jenkins, Jr., and wife, Emma Elizabeth Jenkins, of record in book 5412, page 10, said Register's Office, thence with the margin of said road, South 77 deg. 34 min. 15 sec. West 6.09 feet to a point; thence leaving the right of way of said road, North 19 deg. 08 min. 21 sec. West 183.08 feet to a point in the northern boundary line of the said T.M. Osborne Commercial Subdivision; thence North 71 deg. 39 min. 28 sec. East 6.01 feet to a point in the property line of James S. Jenkins, Jr.; thence with said line South 19 deg. 08 min. 21 sec. 183.76 feet to the point of beginning.

Tract Four - 6124-363

Land in Davidson County, Tennessee, beginning at a point in the center of Cedar Street, J.L. Smiley's (now Allen Healey's) northwest corner and running with center of said street, South 66 deg. 30 min. West 99 feet to P.C. Smiley's northeast corner; thence with P.C. Smiley's east boundary line, South 22 deg. East 161 feet to a point; thence North 65 deg. East 107 feet to a stake; thence North 26 deg. West 20.2 feet to a point; thence South 64 deg. West 3 feet to a point; thence North 26 deg. West 133 feet to a point, said point being the center of Cedar Street and also the point of beginning.

Tract Five - 6629-629

A lot or parcel of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, near Goodlettsville (now in the incorporated City of Goodlettsville), and more fully described as follows:
Beginning at a point in the center line of Cedar Street at the northwest corner of the property formerly owned by E.C. Luton now owned by J.E. Moore; thence along Moore's west line southerly 208 feet to a point in R.T. Hoovey's line; thence along with his line westerly 78 1/2 feet to a point in the east line of the property of Mrs. Johnson, now Mrs. Callie Sanders; thence with her east line northerly 208 feet to the center line of Cedar Street; thence easterly 78 1/2 feet to the point of beginning.

Tract Six - 6624-571

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;
Beginning in center of Long Hollow Pike, (known as Cedar Street, in the town of Goodlettsville), with C.E. Smiley's line, South 210 feet to R.T. Looney's line; thence East 80 feet to R.T. Looney's line; (now owned by Estelle Pole); thence with said line 210 feet to center of said Long Hollow Pike; thence West with center of said Pike 80 feet to the beginning, being situated on the South side of said Long Hollow Pike.

Tract Seven - 1941-443

A tract of land in the 10th, formerly the 20th, Civil District of said County, in the Town of Goodlettsville, described according to a survey made by J.R. Scott, Surveyor, December 11, 1950, as follows:
Beginning at the intersection of the Dickerson Pike or Tennessee Highway U.S. No. 41-E and the Goodlettsville or Two Mile Pike, running thence South 52 deg. East with the southwesterly margin of said Two Mile Pike 370 feet; thence South 84 1/2 deg. West 258 feet to the easterly margin of Dickerson Pike of Tennessee Highway U.S. No. 41-E; thence North 3 deg. West with the easterly margin of said Pike 256 feet to the beginning.

Tract Eight - 5100-171

A tract of land in the City of Goodlettsville, the 10th Civil District of Davidson County, Tennessee, being more fully described as follows:
Beginning at a spike at a northwesterly corner of land owned by H.R. and E.H. Drake (Will Book 85, page 25 Chancery Court) and the southwesterly corner of land owned by the Bank of Goodlettsville (Book 1941, page 443), said spike being on the easterly margin of Dickerson Road and 258.7 feet southerly from the southwesterly margin of Two Mile Pike; thence North 89 deg. 15 min. 15 sec. East a distance of 93.20 feet to a P.K. nail; thence North 86 deg. 06 min. 06

sec. East a distance of 149.40 feet to a spike on the southwesterly margin of Two Mile Pike; thence South 46 deg. 20 min. 12 sec. East, a distance of 92.28 feet to an iron pin; thence southerly and westerly with a 25 foot radius curve to the right a distance of 57.82 feet to an iron pin; thence with the northerly margin of the relocated Long Hollow Pike, South 86 deg. 10 min. 10 sec. West, a distance of 239.66 feet to a spike; thence westerly and northerly with a 40 foot radius curve to the right a distance of 62.98 feet to a spike; thence South 86 deg. 22 min. 30 sec. West a distance of 7.00 feet to a spike; thence with the easterly margin of Dickerson Road, North 3 deg. 37 min. 30 sec. West, a distance of 74.65 feet to the point of beginning.

Being the same property conveyed to Grantor by deeds in Book 4709, page 704, Book 6728, page 959, Book 6124, page 363; Book 6629, page 629; Book 6624, page 571; Book 1941, page 443; and Book 5100, page 171, recorded in the land records of Davidson County.

EXHIBIT B

Permitted Exceptions

1. The lien of current real property taxes and assessments not yet due and payable.

2. All matters of record, but incorporating such recorded matters herein by reference shall not operate to reinstate or make valid any easements, restrictions or other matters of record that are invalid, no longer subsisting or are otherwise not enforceable.