31B
65RM
MH

THIS INSTRUMENT PREPARED BY: Mill Creek Associates, G.P. c/o GBT Realty Corporation 201 Summit View Drive, Suite 110 Brentwood, Tennessee 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,425,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2005. Notary Public My Commission Expires: MY COMMISSION EXPIRES May 24, 2008

STACEY JOHNSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner: Blue Dog Investments c/o The Hamilton Ryker Group Attn: Kelly McCreight The Tower 611 Commerce Street, Suite 2602 Nashville, Tennessee 37203	Send Tax Bills to: New Owner	Tax Information: Map: 162 Parcel: 283

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MILL CREEK ASSOCIATES, G.P., a Georgia general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BLUE DOG INVESTMENTS, a Tennessee general partnership ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A hereto.

This is improved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no other persons, except as set out on Exhibit B hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, on this 21st day of November, 2005.

MILL CREEK ASSOCIATES, G.P., a Georgia general partnership

By: Mill Creek Management Associates, L.L.C., a Georgia limited liability company, its Managing General Partner

By: _____
George B. Tomlin, Chief Manager

Davidson County DEEDWARR
Recvd: 11/23/05 13:50 4 pgs
Fees:23.00 Taxes:12672.50
20051123-0141957

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named George Tomlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who, upon oath, further acknowledged that he is the Chief Manager of Mill Creek Management Associates, L.L.C., a Georgia limited liability company, the Managing General Partner of MILL CREEK ASSOCIATES, G.P., a Georgia general partnership, the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2005.

Stacey Johnston
Notary Public

MY COMMISSION EXPIRES
My Commission Expires: May 24, 2008

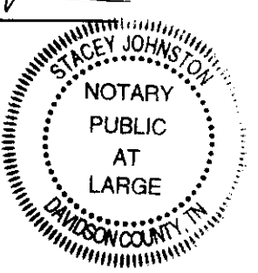


Exhibit A--Land Description

Being Lot 2, of the Re-subdivision of Lot 2, Mill Creek Village, as recorded in instrument number 20040122-0008739, Register's Office of Davidson County, Tennessee, located in the 32nd Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning on the northern right-of-way of Bell Road, at the southeast corner of Lot 4, Resubdivision of Lot 2, Mill Creek Village (hereafter referred to as "Lot 4"), as recorded in Instrument # 20040122-0008739, Register's Office for Davidson County; said corner being a 5/8" rebar, with Littlejohn cap, found and the TRUE POINT OF BEGINNING of the herein described tract.

Thence, leaving Bell Road, the following calls with said Lot 4: North 15 Degrees 50 Minutes 32 Seconds East a distance of 258.32 feet to a 5/8" rebar, with Littlejohn cap, found; Thence North 74 Degrees 10 Minutes 27 Seconds West, a distance of 218.90 feet to a punch mark in concrete found; Thence South 15 Degrees 50 Minutes 40 Seconds West, a distance of 258.59 feet to a mag nail found on the northern right-of-way of Bell Road at the southwest corner of said Lot 4; Thence, with the northern right-of-way of Bell Road, North 74 Degrees 09 Minutes 04 Seconds West, a distance of 42.00 feet to a 5/8" rebar, with cap, set by this survey at the southeast corner of Lot 5, Resubdivision of Lot 2, Mill Creek Village (hereafter referred to as "Lot 5"), as recorded in Instrument # 20040122-0008739, Register's Office for Davidson County; Thence, leaving Bell Road, the following calls with said Lot 5: North 15 Degrees 26 Minutes 20 Seconds East, a distance of 45.00 feet to a mag nail set by this survey; Thence North 74 Degrees 09 Minutes 04 Seconds West, a distance of 10.00 feet to a mag nail set by this survey; Thence North 15 Degrees 26 Minutes 20 Seconds East, a distance of 15.00 feet to a mag nail set by this survey; Thence South 74 Degrees 09 Minutes 04 Seconds East, a distance of 10.00 feet to a mag nail set by this survey; Thence North 15 Degrees 26 Minutes 20 Seconds East a distance of 161.12 feet to a 5/8" rebar, with cap, set by this survey; Thence North 74 Degrees 26 Minutes 16 Seconds West, a distance of 197.00 feet to a disturbed iron pin found; Thence South 15 Degrees 26 Minutes 20 Seconds West, a distance of 220.13 feet to a 5/8" rebar, with Littlejohn cap, found on the northern right-of-way of Bell Road; Thence, with Bell Road, North 74 Degrees 09 Minutes 04 Seconds West, a distance of 238.29 feet to a 5/8" rebar, with cap, set by this survey at the southeast corner of Lot 3, Resubdivision of Lot 2, Mill Creek Village (hereafter referred to as "Lot 3"), as recorded in Instrument # 20040122-0008739, Register's Office for Davidson County; Thence, leaving Bell Road and with the eastern line of said Lot 3, North 15 Degrees 44 Minutes 02 Seconds East, a distance of 216.85 feet to a 5/8" rebar, with Littlejohn cap, found, being the northeast corner of said Lot 3; Thence, with the northern line of said Lot 3, North 74 Degrees 40 Minutes 39 Seconds West, a distance of 21.02 feet to a 5/8" rebar, with Littlejohn cap, found, being the southeast corner of Lot 1, Final Plat of Mill Creek Village (hereafter referred to as Lot 1), as recorded in Instrument #20011228-0143701, Register's Office for Davidson County; Thence, the following calls with the eastern and southern lines of said Lot 1: North 14 Degrees 21 Minutes 58 Seconds East, a distance of 376.23 feet to a 5/8" rebar, with Littlejohn cap, found; Thence North 83 Degrees 49 Minutes 55 Seconds East, a distance of 246.25 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 79 Degrees 31 Minutes 41 Seconds East, a distance of 217.54 feet to a 5/8" rebar, with Littlejohn cap, found on the western line of the Charles C. Morrow property (hereafter referred to as "Morrow"), as recorded in Deed Book 4324, Page 457, Register's Office for Davidson County; Thence, the following calls with the western and southern lines of the said Morrow property: South 11 Degrees 46 Minutes 49 Seconds West, a distance of 190.23 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 83 Degrees 40 Minutes 07 Seconds East a distance of 118.80 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 78 Degrees 53 Minutes 22 Seconds East, a distance of 217.50 feet to the western right-of-way of Blue Hole Road, marked by a 5/8" rebar, with Littlejohn cap, found, being the southeast corner of said Morrow property; Thence, the following calls with the western right-of-way of Blue Hole Road: South 18 Degrees 37 Minutes 26 Seconds West, a distance of 246.89 feet to a mag nail found; Thence South 21 Degrees 16 Minutes 11 Seconds West, a distance of 157.14 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 21 Degrees 42 Minutes 47 Seconds West a distance of 124.00 feet to a 5/8" rebar, with Littlejohn cap, found near the intersection of Blue Hole Road and Bell Road; Thence along an arc 39.60 feet to the right, having a radius of 30.00 feet, the chord of which is South 59 Degrees 35 Minutes 49 Seconds West for a distance of 36.79 to the TRUE POINT OF BEGINNING, containing 8.40 acres or 365,936 square feet, more or less according to a survey ared by Barry E. Roberts, Tennessee Registered Land Surveyor #2146, from a survey by Gresham, Smith and Partners, dated October 19th, 2005, as revised on November 21, 2005.

Being part of the same property conveyed to Mill Creek Associates, G.P., a Georgia partnership, by deed Bell Road, L.P., a Tennessee limited partnership, of record as instrument number 20011116-0125962, Register's Office for Davidson County, Tennessee.

271660.1/2005957

Exhibit B

Permitted Exceptions

1. Matters shown on the survey of Lot 2 of Mill Creek Village prepared Gresham, Smith and Partners dated November 11, 2005.

2. Matters shown on the Plat of Mill Creek Village recorded as Instrument No. 20011228-0143701, and of record as Instrument No. 20040122-0008739, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements, Covenants, Conditions and Restrictions recorded as Instrument No. 20011116-0125963, as amended in Instrument No. 20020322-0035168, Register's Office for Davidson County, Tennessee.

4. Easement for drainage of record as Instrument No. 20011116-0125961, Register's Office for Davidson County, Tennessee.

5. Easement for drainage of record as Instrument No. 20020322-0035170, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record as Instrument No. 20011120-0127358, Register's Office for Davidson County, Tennessee.

7. Terms, conditions and restrictions contained in Memorandum of Lease between Mill Creek Associates, G. P. and Walgreens Co. recorded as Instrument No. 20011116-0125964, Register's Office for Davidson County, Tennessee, as ratified in Instrument No. 20021112-0139539, Register's Office for Davidson County, Tennessee.