THIS INSTRUMENT PREPARED BY:	NEW OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Lynn A. Landau Baker, Donelson, Bearman & Caldwell 165 Madison Avenue, Suite 2000, Memphis, Tennessee 38103 **WHEN RECORDED RETURN TO:** Bradley G. Siegal Leitman, Siegel & Payne 600 North 20th Street Suite 400 Birmingham, AL 35203	Colonial Realty Limited Partnership 2101 6th Avenue, North Suite 900 Birmingham, AL 35203	Vacant Land (Lot 2)	Colonial Realty Limited Partnership 2101 6th Avenue, North Suite 900 Birmingham, AL 35203	Tax Map 143 Parcel 50

Davidson County DEEDWARR
Recvd: 11/30/05 15:31 6 pg
Fees:33.00 Taxes:18130.00

20051130-0144122

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29 day of November, 2005, by and between **SCHAEDLE WORTHINGTON HYDE PROPERTIES, L.P.**, a Delaware limited partnership whose address is 5550 Triangle Parkway, Suite 300, Norcross, Georgia 30092 (hereinafter "Grantor"), and **COLONIAL PROPERTIES SERVICES, INC.**, an Alabama corporation whose address is 2101 6th Avenue, North, Suite 900, Birmingham, Alabama 35203 (hereinafter "Grantee");

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being the same real estate conveyed to HSW Devon Hills-II Associates, L.P. by Deed of record in Deed Book 9606, page 422 in the Register's Office of Davidson County, Tennessee. Pursuant to Certificate of Merger recorded on Book 11135, page 450, said Register's Office, HSW Devon Hills-II Associates, L.P. is now know as Schaedle Worthington Hyde Properties, L.P. The foregoing legal description was taken from that certain ALTA/ACSM Land Title Survey of The Grove at Devon Hills, certified on November 16, 2005, prepared by Barge, Waggoner, Sumner & Cannon, Inc., William C. Cockrill, RLS No. 1401.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B,"** attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

SCHAEDLE WORTHINGTON HYDE PROPERTIES, L.P., a Delaware limited partnership

By: Pittco Holdings, Inc., a Delaware corporation, Sole General Partner

By: John H. Pontius
John H. Pontius, Vice-President and Secretary

ACKNOWLEDGMENT(S)

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Lynn A. Landau, a Notary Public in and for said State and County duly commissioned and qualified, **JOHN H. PONTIUS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President and Secretary of **PITTCO HOLDINGS, INC.**, a Delaware corporation (the "Constituent"), the sole general partner of **SCHAEDLE WORTHINGTON HYDE PROPERTIES, L.P.**, a Delaware limited 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, at office, this 23rd day of Nov., 2005.

Lynn A Landau
Notary Public

My Commission Expires:

March 4, 2009

LYNN A. LANDAU
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM EXP MARCH 04, 2009

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Million Nine Hundred Thousand Dollars ($4,900,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John H. Pontis
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of November, 2005.

Lynn A Landau
Notary Public

My Commission Expires:

March 4, 2009



M LL 913856 v1
2788426-000191 11/18/05

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED
FROM
SCHAEDLE WORTHINGTON HYDE PROPERTIES, L.P.
TO
COLONIAL PROPERTIES SERVICES, INC.

Description Of Real Estate

[SEE ATTACHED]

Exhibit A

Legal Description

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee being Lot No. 2 as shown on the Plan of The Grove at Devon Hills of record in Plat Book 7900, page 901, R.O.D.C., located in the northeast quadrant of the intersection of CSX Railroad and Old Hickory Boulevard and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the easterly margin of Old Hickory Boulevard with the north margin of CSX Railroad;

THENCE, with Old Hickory Boulevard the following calls:

N 17° 19' 38" W, 245.22 feet to an iron pin,

With a curve concave to the east having a central angle of 89° 38' 37", a radius of 30.00 feet and a chord of N 27° 32' 11" E, 42.29 feet for an arc length of 46.94 feet to an iron pin,

N 17° 15' 08" W, 30.00 feet to an iron pin;

THENCE, leaving said margin with the center of a 30-Foot Ingress-Egress & Public Utilities Easement and Lot No. 1 of above referenced Devon Hills Plat the following calls:

N 72° 44' 52" E, 55.01 feet to an iron pin,

With a curve concave to the south having a central angle of 61° 55' 19", a radius of 125.00 feet and a chord of S 76° 17' 36" E, 128.61 feet for an arc length of 135.09 feet to an iron pin,

S 45° 20' 05" E, 157.53 feet to an iron pin,

With a curve concave to the east having a central angle of 58° 17' 59", a radius of 313.77 feet and a chord of S 74° 29' 04" E, 305.67 feet for an arc length of 319.27 feet to an iron pin,

N 76° 21' 56" E, 492.70 feet to an iron pin;

THENCE, leaving said easement with Lot No. 1 the following calls:

N 01° 38' 04" W, 220.00 feet to an iron pin,
S 88° 21' 56" W, 255.00 feet to an iron pin,
N 01° 38' 04" W, 90.00 feet to an iron pin,
N 17° 53' 20" E, 2,647.13 feet to an iron pin in the south line of Devon Hills Community Association, Inc., of record in Deed Book 11120, page 191, R.O.D.C.;

THENCE, with said Association, N 84° 17' 17" E, 409.49 feet to an iron pin;
THENCE, with the west line of Friends of the Warner Parks, Inc., of record in Instrument No. 20040803 0092571, R.O.D.C., S 05° 14' 36" W, 1,201.25 feet to an iron pin;

THENCE, S 04° 30' 54" W, 1,650.44 feet to an iron pin in the north margin of CSX Railroad;

THENCE, with said railroad the following calls:

S 81° 31' 16" W, 1,577.39 feet to an iron pin,
N 08° 24' 05" W, 25.14 feet to an iron pin,
S 81° 30' 32" W, 155.52 feet to the point of beginning.

Containing 2,163,106 square feet or 49.66 acres, more or less.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED
FROM
SCHAEDLE WORTHINGTON HYDE PROPERTIES, L.P.
TO
COLONIAL PROPERTIES SERVICES, INC.

Encumbrances

All the exceptions shown on Schedule B of Lawyers Title Insurance Corporation Owner's Title Insurance Policy, issued pursuant to Title Insurance Commitment, Case No. 57620, having an effective date of November 14, 2005.

Nothing herein is intended to modify the obligations of Grantor and Grantee to prorate ad valorem taxes as set forth in the Agreement for Purchase and Sale, dated as of October 19, 2005, as amended.
