PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2005, between THE CROSSINGS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, hereinafter called GRANTOR, and BOYLE SHADY GROVE SOUTHWEST, L.L.C., A TENNESSEE LIMITED LIABILITY CO., AN EIGHTY ONE (81%) UNDIVIDED INTEREST, AND BOYLE CROSSINGS, L.L.C., A TENNESSEE LIMITED LIABILITY CO., A NINETEEN (19%) UNDIVIDED INTEREST, AS TENANTS IN COMMON, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THE CROSSINGS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto BOYLE SHADY GROVE SOUTHWEST, L.L.C., A TENNESSEE LIMITED LIABILITY CO., AN EIGHTY ONE (81%) UNDIVIDED INTEREST, AND BOYLE CROSSINGS, L.L.C., A TENNESSEE LIMITED LIABILITY CO., A NINETEEN (19%) UNDIVIDED INTEREST, AS TENANTS IN COMMON, hereinafter referred to as Grantees, their successors and assigns, in and to certain real property located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2296 Lebanon Pike, Nashville, Tn 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their respective successors and assigns forever. The Grantor hereby covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said Grantor hereby covenants that said Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, its successors and assigns FOREVER against the lawful claims of all persons claiming by, through or under the Grantor, BUT NOT OTHERWISE.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

THE CROSSINGS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY THE NASHVILLE CROSSINGS CORPORATION, A VIRGINIA CORPORATION, ITS GENERAL PARTNER

by: _____
C. SCOTT CREGGER, VICE PRESIDENT

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

FILE NUMBER: 05-7588

Davidson County DEEDWARR
Recvd: 12/02/05 11:07 4 pg
Fees:23.00 Taxes:34040.00

20051202-0145043

CORPORATE
STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **C. SCOTT CREGGER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be VICE PRESIDENT of **THE NASHVILLE CROSSINGS CORPORATION, A VIRGINIA CORPORATION, THE GENERAL PARTNER OF THE CROSSINGS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP**, the within named bargainor, and that he as such **VICE PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **VICE PRESIDENT**.

Witness my hand, at office, in McLean, Fairfax County, this 30th day of November, 2005.

Patricia L. Brown
Notary Public

My Commission Expires: July 31, 2008

Name and Address of Property Owner:

BOYLE SHADY GROVE SOUTHWEST, L.L.C., A TENNESSEE LIMITED LIABILITY CO.
BOYLE CROSSINGS, L.L.C., A TENNESSEE LIMITED LIABILITY CO.
5900 POPLAR AVENUE, STE. 100, MEMPHIS, TN 38119

Property Address:

2296 LEBANON ROAD, NASHVILLE, TENNESSEE 37214

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 95-3, PARCEL 13

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **9200000**, and the amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of November, 2005.

Notary Public

My Commission Expires: 5/24/2008

EXHIBIT 'A'

BEING a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Lebanon Pike and Fairway Drive, being Lot No. 1 as shown on the plan of The Crossings as of record in Book 7900, page 134, Register's Office for Davidson County, Tennessee,, and being the same property described as per a survey of Barge, Waggoner, Sumner and Cannon, Inc., William C. Cockrill, TN R.L.S. No. 1481, dated October 30, 1992, and last revised on July 7, 2005, as follows:

BEGINNING at an iron pin in the northerly right-of-way line of Lebanon Pike (as widened), said point being westerly 135 feet more or less from the westerly right-of-way line of Fairway Drive; thence, with said northerly right-of-way line S 80 deg. 40' 30" W, 758.13 feet to a concrete monument; thence, leaving said right-of-way line with the easterly line of Magnolia Square as of record in Book 5200, page 702, R.O.D.C., N 09 deg. 19' 34" W, 653.13 feet to a point in the southerly line of Section One, Castlewood Estates as of record in Book 2331, page 72, R.O.D.C.; thence, with said line N 79 deg. 03' 11" E., 252.25 feet to a point; thence, with southerly line of Lot No. 3 as shown said plan of The Crossings, N 79 deg. 03' 12" E, 30.00 feet to a concrete monument; thence, with the easterly line of said Lot 3, N 09 deg. 19' 03" W, 140.00 feet to a point; thence, continuing with said line and the easterly line of Lot No. 2, N 53 deg. 18' 19" E, 136.45 feet to an iron pin; thence, continuing with said line of Lot No. 2, N 77 deg. 59' 43" E, 50.00 feet to an iron pin; thence, N 12 deg 00' 02" W, 35.00 feet to an iron pin; thence, with the southerly line of HJL, LP, of record in Instrument Number 20030822-122217, R.O.D.C., N 81 deg. 08' 25" E, 190.55 feet to an iron pin; thence, continuing with said line S 83 deg. 30' 57" E, 379.88 feet to a p.k. spike in the westerly right-of-way line of Fairway Drive; thence, with said right-of-way line S 07 deg. 35' 17" W, 276.33 feet to an iron pin; thence, continuing with said right-of-way line S 06 deg. 16' 18" E, 137.50 feet to an iron pin; thence, leaving said right-of-way line with the northerly line of property conveyed to Metropolitan Government by Deeds of record in Book 5219, page 266, and Book 5894, page 105, R.O.D.C., S 81 deg. 24' 08" W, 145.38 feet to an iron pin; thence, with the westerly line of said Government property the following calls: S 09 deg. 50' 11" E, 201.28 feet to a concrete monument; S 80 deg. 40' 30" W, 20.00 feet to a concrete monument; S 09 deg. 50' 11" E, 195.00 feet to the point of beginning, containing 692,071 square feet or 15.888 acres, more or less.

Being the same property conveyed to THE CROSSINGS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, by Warranty Deed from CNT 19 DEVELOPMENT COMPANY, LTD., of record in BOOK 7660, PAGE 45, Register's Office for DAVIDSON County, Tennessee.

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EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2006 and subsequent years not yet due and payable (MAP 95-3, PARCEL 13).

2. Easement for sanitary sewer and/or storm drainage, of record in Book 4925, page 62, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage, of record in Book 4921, page 112, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage, of record in Book 4921, page 106, said Register's Office.

5. Easement for sanitary sewer and/or storm drainage, of record in Book 4921, page 109, said Register's Office.

6. Easement for sanitary sewer and/or storm drainage, of record in Book 4921, page 115, said Register's Office.

7. Easement for sanitary sewer and/or storm drainage, of record in Book 5046, page 77, said Register's Office.

8. Stormwater Detention Agreement between The Crossings Limited Partnership and The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7993, page 176, said Register's Office.

9. Subject to PUD Boundary and Subdivision Plat of "The Crossings", of record in Book 7900, page 134, said Register's Office, which shows, in addition to items 3, 4, 7, 8, 9 and 10 of Schedule B, Section 2, in the herein commitment, the following: 60-foot and 15-foot minimum building setback lines along the easterly lot line; 8-inch private sewer along the northerly lot line; 25-foot and 15-foot easement along the easterly lot line; a 15-foot minimum building setback line along the southerly lot line; a 25-foot NES easement along the southerly lot line; a 5-foot right-of-way dedication along the southerly lot line; an existing sewer extending from the southwesterly corner of the lot; a 10-foot public utility and drainage easement along the westerly lot line; a 60-foot minimum building setback line along the westerly lot line; a detention pond easement in the northwesterly corner of said lot; a 25-foot NES easement along the westerly portion of the northerly lot line; a 60-foot minimum building setback line along the northerly lot line and a 10-foot proposed water line easement running along the westerly, northerly and a portion of the easterly lot line and running through the south-central portion of the lot. Said proposed water line easement contains five (5) fire hydrants.

10. Terms, Provisions, Requirements, Conditions, Agreements and Stipulations contained in a certain lease and any amendments or modifications thereto, as evidenced by Memorandum of Lease between The Crossings Limited Partnership, as Lessor, and Food Lion, Inc., as Lessee, of record in Book 8107, page 401, Register's Office for Davidson County, Tennessee.

11. Terms, Provisions, Requirements, Conditions, Agreements and Stipulations contained in that certain lease and any amendments or modifications thereto, as evidenced by Memorandum of Lease between The Crossing Limited Partnership, as Lessor, and Taco Bell Corp, a California corporation, as Tenant, of record in Book 8209, page 624, Register's Office for

Davidson County, Tennessee.

12. Declaration of Restrictive Covenants regarding property located within a 1-mile radius of the section of property leased to Taco Bell Corp above, which Declaration is of record in Book 8209, page 637, said Register's Office.

13. Ingress/Egress and Cross Easement Agreement between The Crossings Limited Partnership, as Grantor, and Taco Bell Corp., of record in Book 8209, page 640, said Register's Office.

14. Deed of Conveyance from The Crossings Limited Partnership, as Grantor, to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8377, page 877, said Register's Office, of an 8-inch water main in the vicinity of Lebanon Pike and Fairway Drive.

15. Terms, Provisions, Requirements, Conditions and Agreements and Stipulations contained in that certain Lease and any Amendments or modifications thereto as evidenced by that certain Memorandum of Lease between The Crossings Limited Partnership, as Lessor, and Nashville Business Venture, as Lessee, of record in Book 8361, page 251, said Register's Office.

16. Rights as to all tenants under written leases, as tenants only, without right to purchase.

17. All matters as set forth on the Survey of Barge, Waggoner, Sumner, Cannon, Inc., William C. Cockrill, Tennessee R.L.S., No. 1481, dated October 30, 1992, as revised through July 7, 2005, which survey includes the following:

a. Detention Pond Easements, located in the northwestern corner and in the southerly line of said property;
b. 25-foot NES easement along the westerly and northerly and part of the easterly line of said lot;
c. 15-foot NES easement from easterly to southerly and along southerly line of said lot;
d. 10-foot public utility and drainage easement along westerly and northerly line of said lot;
e. X-tie retaining wall in northerly portion of said lot;
f. 15-foot minimum building setback line along easterly line of said lot;
g. 8" concrete head wall and 6" concrete head wall along southerly line of said lot;
h. 6" concrete head wall which encroaches onto the right-of-way of Lebanon Pike;
i. Power and telephone poles, sewer lines, gas lines, water lines and valves, catch basins, gas meters, concrete curbs, encroaching over property lines along right-of-way of Lebanon Pike; and
j. 10-foot water line easement along northerly line of said lot.