28383 318 Lawyers Title

~~AFTER RECORDING RETURN TO AND~~
THIS INSTRUMENT WAS PREPARED BY:
Dale A. Burket, Esq.
LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
450 South Orange Avenue
Suite 800
Orlando, Florida 32801
(407) 843-4600

Return Recorded Documents To:
LandAmerica National Commercial Services
450 S. Orange Avenue, Suite 170
Orlando, FL 32801
Attention: **Christi Pawlak** 05-2085

Davidson County DEEDWARR
Recvd: 12/06/05 10:23 5 pgs
Fees:28.00 Taxes:11298.29
20051206-0146540

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Address of New Owner (s):	Address of the Person or Entity responsible for payment of real property taxes:	Map/Parcel Numbers:
CNL Center at City Commons 450 South Orange Avenue Orlando, Florida 32801-3336	CNL Center at City Commons 450 South Orange Avenue Orlando, Florida 32802-1671	104-2-360

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **CNL FUNDING 2000-A, LP,** a Delaware limited partnership, whose address is CNL Center at City Commons. 450 South Orange Avenue, Orlando, Florida 32801-3336 (hereinafter referred to as the "Grantor") for and in consideration of TEN AND NO/100 DOLLARS ($10.00), in hand paid, does hereby bargain, sell, remise, release, and convey unto **CNL APF PARTNERS, LP,** a Delaware limited partnership, its successors and assigns forever, whose address is CNL Center at City Commons, 450 South Orange Avenue, Orlando, Florida 32801-3336 (hereinafter referred to as the "Grantee") the following tract of land in Davidson County, Tennessee, more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all of Grantor's right, title and interest as landlord or lessor in and to any leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder.

TO HAVE AND TO HOLD the aforesaid land, with all hereditaments and appurtenances of and to the same belonging or in any way appertaining to the said Grantee, its successors and assigns forever. Grantor does fully warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN TESTIMONY WHEREOF, I have executed this instrument this 30th day of November, 2005.

Signed, sealed and delivered
in the presence of:

Radhika Narain
Name: RADHIKA NARAIN

Name: Celina Tucker

CNL FUNDING 2000-A, LP, a Delaware limited partnership

By: **CNL FUNDING 2000-A, INC.,** a Delaware corporation, as General Partner

By:
Name: THOMAS GLENN KINDRED
Title: SR. VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

This 30th day of November, 2005, personally came before me, Devi M. Gooljar, Notary Public for said County and State, THOMAS GLENN KINDRED, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____ to be the SR. VICE PRESIDENT (or other officer authorized to execute the instrument) of **CNL FUNDING 2000-A, INC.,** a Delaware corporation, as General Partner of **CNL FUNDING 2000-A, LP,** a Delaware limited partnership, the within named bargainor, a partnership, and executed the foregoing instrument for the purposes therein contained , for and on behalf of said company.

WITNESS my hand and official seal this 30th day of November, 2005.

Devi M. Gooljar
(NOTARY SEAL) Notary Public, State of Florida

Printed Name:
Notary Commission No.
My Commission Expires:

Devi M Gooljar
My Commission DD346358
Expires August 12, 2008

STATE OF FLORIDA
COUNTY OF ORANGE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,053,591.16, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed, sealed and delivered
in the presence of:

Radhika Narain
Name: RADHIKA NARAIN

Celia Tucker
Name: Celina Tucker

CNL APF PARTNERS, LP, a Delaware limited partnership

By: **CNL APF GP CORP.,** a Delaware corporation, as General Partner

By: _____
Name: THOMAS GLENN KINDRED, JR.
Title: SR. VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

This 30th day of November, 2005, personally came before me, Devi M. Gooljar, Notary Public for said County and State, THOMAS GLENN KINDRED, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be the Senior Vice President (or other officer authorized to execute the instrument) of **CNL APF GP CORP.,** a Delaware corporation, as General Partner of **CNL APF PARTNERS, LP,** a Delaware limited partnership, the within named bargainor, a partnership, and executed the foregoing instrument for the purposes therein contained , for and on behalf of said company.

WITNESS my hand and official seal this 30th day of November, 2005.

Devi M. Gooljar
Notary Public, State of Florida

(NOTARY SEAL)

Devi M Gooljar
My Commission DD346358
Expires August 12, 2008

Printed Name: Devi M Gooljar
Notary Commission No.: DD346358
My Commission Expires: Aug. 12, 2008

EXHIBIT "A"

LEGAL DESCRIPTION

Tract I: A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot 6 on Miss Kate Shields Plan Subdivision of part of Lot No. 58, Boyd Cockrill Spring Tract, of record in Plat Book 57, Page 77, Register's Office for Davidson County, Tennessee, part of Lot No. 11, on the Plan of Brensford Realty Company's Subdivision of part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan, of record in Plat Book 332, Page 165, Register's Office for Davidson County, Tennessee; and part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan of record in Plat Book 21, Page 40, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of West End Avenue, at the northeast corner of Lot One on the Resubdivision Plan of record in Plat Book 4715, Page 162, Register's Office for Davidson County; thence, with said margin of West End Avenue, North 42 deg. 23 min. 30 sec. East, 82.68 feet to an iron pin at the northwest corner of the Gasoline Marketers, Inc. property, of record in Deed Book 4969, Page 702, Register's Office for Davidson County; thence, South 33 deg. 18 min. East 128.20 feet to the southerly margin of Alley Number 912; thence, with said alley margin, North 57 deg. 53 min. East, 127.93 feet to a point in the westerly margin of 30th Avenue South; thence with said margin of 30th Avenue South, South 33 deg. 28 min. East, 91.25 feet to a point, the northeast corner of Lot 14 on Henry George's Subdivision, of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee; thence, generally following a chain-link fence, South 57 deg. 53 min. West, 128.20 feet to a point in the easterly margin of Alley Number 914-1/2; thence, with said alley margin North 33 deg. 18 min. West, 2.75 feet to a point in the northerly margin of Alley Number 912; thence, with said alley margin, South 58 deg. 65 min. 45 sec. West 42.03 feet to a point, the southeast corner of the aforementioned Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County, Tennessee; thence, North 44 deg. 17 min. 32 sec. West 199.76 feet to the point of beginning.

Tract II: Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the westerly margin of Thirtieth Avenue South, being Lot No. 14 on the Plan of Henry George's Subdivision of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Thirtieth Avenue South, said point being approximately 255 feet south of the southerly margin of West End Avenue, said point further described as being the southeast corner of Lot No. 6 shown on Miss Kate Shields Subdivision of part of Lot No. 58, Boyd Cockrill Springs tract of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee; thence, with said margin of Thirtieth Avenue, S 33 deg. 28' E, 45.00 feet to a point; thence, leaving said margin S 57 deg. 53' W, 128.33 feet to the easterly margin of Alley No. 914-1/2; thence, with said margin of Alley N 33 deg. 18' W, 45.00 feet to

the southwest corner of the aforementioned Lot No. 6; thence, leaving said alley and with the southerly line of said Lot No. 6, N 57 deg. 53' E, 1228.20 feet to the point of beginning.

Tract III: A parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 13 as shown on the Plan of Henry Georges' Subdivision as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, located on the westerly side of Thirtieth Avenue South between West End Avenue and Vanderbilt Place, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Thirtieth Avenue South, said pin being North 33 deg. 28' West, 264.5 feet from the northerly right-of-way line of Vanderbilt Place; thence, leaving said right-of-way line with the northerly line of Lot No. 12 as shown on the aforementioned plan South 57 deg. 53' West, 128.48 feet to a point on the easterly right of way line of Alley No. 914-1/2; thence, with said right of way line North 33 deg. 18' West, 50.00 feet to an iron pin; thence, leaving said right of way line with the southerly line of Lot No. 14 as shown on the aforementioned plan North 57 deg. 53' East, 128.33 feet to an iron pin on the westerly right of way line of Thirtieth Avenue South; thence, with said right of way line South 33 deg. 28' East, 50.00 feet to the point of beginning.

Together with Reciprocal Access Easement and Cross Parking Agreement dated May 31, 2005 of record as Document No. 20050830-0103664, Public Records of Davidson County, Tennessee.

Being the same property conveyed to CNL Funding 2000-A, LP, by Deed of record in Instrument No. 200008210082286, Register's Office for Davidson County, Tennessee.

Property Address:
3015 West End Avenue
Nashville TN