Davidson County DEEDWARR
Recvd: 02/14/06 12:17 6 pgs
Fees:33.00 Taxes:9788.86
20060214-0017843

Please Return To

Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Bldg. 300, Ste 450
Duluth, GA 30096 H25875

This Instrument Prepared By:
Kimberleigh J. Criswell, Esquire
DLA Piper Rudnick Gray Cary US LLP
6225 Smith Avenue
Baltimore, Maryland 21209

Dated: December 29, 2005

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
C2 LAND, L.P. c/o Sarofim Realty Advisors Co. 8115 Preston Road, Suite 400 Dallas, Texas 75225 Attn: CBM Portfolio Manager	Same	95-15-Parcel 13

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ESSEX HOUSE CONDOMINIUM CORPORATION, a Delaware corporation with its office and principal place of business at c/o Marriott International, Inc., 10400 Fernwood Road, Bethesda, Maryland 20817 (the "First Party") has bargained and sold, and hereby transfers and conveys unto C2 LAND, L.P., a Delaware limited partnership with its office and principal place of business at c/o Sarofim Realty Advisors Co., 8115 Preston Road, Suite 400, Dallas, Texas 75225 (the "Second Party"), its successors and assigns, all of its right, title and interest in and to all of First Party's land located in Shelby County, Tennessee, as more particularly described on ***Exhibit A*** attached hereto (the "Property"). The Property includes the buildings and improvements located on such land only to the extent of the reversionary interest therein held by Grantor created under the ground lease (and all amendments thereto) that encumbers such land.

Subject to any and all matters of record affecting the Property as of the date of this deed.

TO HAVE AND TO HOLD said land, together with the appurtenances and

hereditaments, and all the right, title, estate and interest belonging to the said Second Party, its successors and assigns, forever.

First Party covenants and binds itself and its successors and assigns to warrant and specially defend the title to the Property, subject any and all matters of record affecting the Property as of the date of this deed, against the lawful claims of all persons whomsoever, claiming, by, through or under First Party, but no further or otherwise.

This is improved property and the property address is 2508 Elm Hill Pike, Nashville, Tennessee.

[remainder of page intentionally left blank]

IN TESTIMONY WHEREOF, the First Party has caused this deed to be executed on the date of the acknowledgment below, to be effective the day and date first above written.

ESSEX HOUSE CONDOMINIUM CORPORATION

By: _____
Name: Timothy J. Grisius
Title: Vice President

STATE OF TEXAS)

COUNTY OF DALLAS)

The actual consideration for this transfer or value of the property transfer (whichever is greater) is $2,645,637

By: _____
Affiant

Sworn to and subscribed before me this 21st day of December, 2005.

_____
Notary Public

My Commission Expires: October 4 2008

JENNIFUR LEE WILSON
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
OCTOBER 4, 2008

Site Name: Nashville Brentwood
103 East Park Drive
Brentwood, TN

STATE OF TEXAS)

COUNTY OF DALLAS)

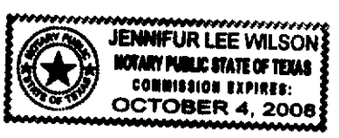
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, TIMOTHY J. GRISIUS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of ESSEX HOUSE CONDOMINIUM CORPORATION, a Delaware corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 21st day of December, 2005.

Jennifer Lee Wilson
Notary Public

My Commission Expires:

October 4 2008



Site Name: Nashville Brentwood
103 East Park Drive
Brentwood, TN

EXHIBIT A

Legal Description

(see attached)

Being the same property conveyed to Essex House Condominium Corporation by deed from Essex Associates, a New York general partnership of record in Book 6843, page 887, Register's Office for Davidson County, Tennessee.

Being the same property described in that survey dated January 4, 2005, by John coke Smith III (TN Register Land Surveyor No.: 2196) of Smith Surveyors, Inc., 6907C Calhoun Memorial Highway, Easley, South Carolina 29640.

Site Name: Nashville Airport
2508 Elm Hill Pike
Nashville, TN

Exhibit A

Legal Description

GF No. 05-01-6800; Marriott File No. 311B1, Nashville Airport, Tennessee:

All that certain piece, parcel, or tract of land, situate, lying and being in the City of Nashville, County of Davidson of Tennessee 4.093 acres and being more particular described having metes and bound as follows, to-wit:

Beginning at a capped iron pin found on the northern right-of-way line with Elm Hill Pike and Last Will and Testament of Willie Lee Owens; thence leaving said right-of-way and running with the common boundary with The Last Will and Testament of Willie Lee Owens, North 9 degrees, 02 minutes, 42 seconds East 233.24 feet, to an iron pin found; thence continuing and running with the common line Emma J. White and Louise Merritt, North 6 degrees, 37 minutes, 35 seconds East, 145.71 feet, to a point in the creek; thence turning an running, with the common boundary with Louisa Merritt, North 82 degrees, 08 minutes, 13 seconds West, 11.00 feet to an iron pin found; thence turning and continuing with the common boundary with Louisa Merritt, North 1 degrees, 57 minutes, 28 seconds West, 112.51 feet, to an iron pin found; thence turning and running with the common boundary with Juan and Carol L. Fonseca, North 79 degrees 06 minutes, 47 seconds East, 32.00 feet, to an iron pin found; thence continuing with the common boundary with Juan and Carol L. Fonseca South 82 degrees, 07 minutes, 39 seconds East, 335.71 feet, to an iron pin found; thence turning and running with the common lines with Juan and Carol L. Fonseco, and Henry F. and Charline Hicks Winstead, South 8 degrees, 16 minutes, 43 seconds West, 551.17 feet, to a PK NAIL found on the northern right-of-way of Elm Hill Pike; thence turning and running with the north right-of-way line of Elm Hill Pike, 44.26 feet along a curve to the right of radius 1869.86 feet, a chord bearing and distance of North 77 degrees, 36 minutes, 10 seconds West 44.26 feet, to a PK NAIL found; thence continuing with said right-of-way, North 72 degrees, 28 minutes, 50 seconds West, 123.89 feet, to an iron pin found; thence continuing with said right-of-way, North 74 degrees, 42 minutes, 44 seconds West, 101.28 feet, to a capped iron pin found; thence continuing with said right-of-way, North 70 degrees, 26 minutes, 59 seconds West, 68.21 feet, to a capped iron pin found the point of beginning