THIS INSTRUMENT PREPARED BY: THE STOLAR PARTNERSHIP LLP 911 Washington Avenue Suite 700 St. Louis, Missouri 63101 (314) 231-2800 Davidson County DEEDWARR Recvd: 02/17/06 12:54 4 pg Fees:23.00 Taxes:42664.52 20060217-0019423	STATE OF ILLINOIS) COUNTY OF DU PAGE) The actual consideration or value, whichever is greater, for this transfer is: $11,830,950.00 Affiant Subscribed and sworn to before me, this 31 day of January, 2006. OFFICIAL SEAL DORIS E AHERN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 10/13/08 Notary Public My Commission Expires: 10/13-08

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Inland-SAU Nashville Willowbrook, L.L.C. c/o Inland Southern Management Corp. 2901 Butterfield Road Oak Brook, Illinois 60523	Inland Real Estate Group Property Tax Division 2907 Butterfield Road Oak Brook, Illinois 60523	Map: 119-11 Parcels: 178

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, T & M BRILEY DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to INLAND-SAU NASHVILLE WILLOWBROOK, L.L.C., a Delaware limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth 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 against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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(s), ~~on~~ as of this 13th day of February, 2006.

T & M BRILEY DEVELOPMENT, LLC
a Tennessee limited liability company

By: Midland Briley Development, LLP,
a Tennessee limited liability,
partnership, its authorized manager

By: _____
Lee S. Wielansky, Managing Partner

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee S. Wielansky, 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 Managing Partner of Midland Briley Development, LLP, a Tennessee limited liability partnership, the authorized manager of T & M Briley Development, LLC, a Tennessee limited liability company, the maker or its constituent, 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 1st day of FEBRUARY, 2006.

_____
Notary Public

My Commission Expires: 1/14/08

Christopher M. Blanton
Notary Public - Notary Seal
State of Missouri
County of St. Louis
Expires January 14, 2008

EXHIBIT A

Land Description
Lot 1, Willowbrook Market Place

Prepared By:
Weatherford and Associates
1301 Central Court
Hermitage, TN 37086
615-391-3044
Paul G. Weatherford, RLS
Tennessee RLS Number: 1941

Being a parcel of land located in the 16th Councilmanic District of Davidson County, Tennessee, and being all of Lot 1 Willowbrook Market Place as recorded in Instrument Number 20040123-0009223, R.O.D.C., TN, and as corrected by surveyor's certificate in Instrument Number 20040825-0103096, R.O.D.C., TN., and being more particularly described as follows:

Beginning at an existing nail in a concrete flume, said point being the Northeast return of Thompson Lane and Briley Parkway;

Thence, with the Southerly margin of Thompson Lane with a curve turning to the right having an arc length of 360.43 feet, a radius of 661.19 feet, a chord bearing of North 47 Degrees 03 Minutes 25 Seconds East, and a chord length of 355.96 feet to an old iron rod;
Thence, North 64 Degrees 54 Minutes 14 Seconds East, 57.25 feet to an old iron rod;
Thence, North 65 Degrees 53 Minutes 10 Seconds East, 307.33 feet to an old iron rod;
Thence, North 67 Degrees 21 Minutes 08 Seconds East, 173.33 feet to a new nail set in the sidewalk;
Thence, North 69 Degrees 23 Minutes 39 Seconds East, 168.96 feet to a new nail set in the asphalt;
Thence, North 70 Degrees 12 Minutes 46 Seconds East, 2.76 feet to the Northwest corner of the property conveyed to Fifth Third Bank, as recorded in Instrument Number 20041112-0136488, R.O.D.C., TN;
Thence, leaving said margin and with said Fifth Third property line, South 19 Degrees 39 Minutes 38 Seconds East, 248.59 feet to an old iron rod;
Thence, North 70 Degrees 20 Minutes 29 Seconds East, 105.79 feet to a new nail set in the asphalt;
Thence, South 61 Degrees 40 Minutes 14 Seconds East, 35.06 feet to a new nail set in the top of curb;
Thence, North 28 Degrees 19 Minutes 46 Seconds East, 69.64 feet to a new iron rod;
Thence, North 19 Degrees 39 Minutes 31 Seconds West, 228.44 feet to an old iron rod lying in the Southerly Margin of said Thompson Lane;
Thence, with said margin, North 70 Degrees 12 Minutes 46 Seconds East, 29.15 feet to a new iron rod placed where an old iron rod was found disturbed;
Thence, North 70 Degrees 34 Minutes 04 Seconds East, 83.07 feet an old iron rod, the Right-Of-Way of Interstate 24;
Thence, South 24 Degrees 57 Minutes 49 Seconds East, 56.87 feet to a highway monument;
Thence, South 00 Degrees 38 Minutes 03 Seconds West, 127.32 feet to a highway monument;
Thence, South 28 Degrees 22 Minutes 48 Seconds West, 328.77 feet to a highway monument;
Thence, South 23 Degrees 34 Minutes 45 Seconds West, 127.68 feet to a highway monument;
Thence, South 40 Degrees 36 Minutes 58 Seconds West, 238.35 feet to a highway monument;
Thence, South 73 Degrees 27 Minutes 43 Seconds West, 208.36 feet to a highway monument;
Thence, North 77 Degrees 34 Minutes 49 Seconds West, 349.68 feet to a highway monument;
Thence, South 13 Degrees 44 Minutes 44 Seconds West, 22.67 feet to an old iron rod;
Thence, North 79 Degrees 25 Minutes 00 Seconds West, 82.42 feet to a highway monument;
Thence, North 71 Degrees 32 Minutes 32 Seconds West, 99.33 feet to a highway monument;
Thence, North 72 Degrees 33 Minutes 39 Seconds West, 106.26 feet to an old iron rod;
Thence, with a curve turning to the right with an arc length of 90.61 feet, having a radius of 50.00 feet, a chord bearing of North 20 Degrees 26 Minutes 26 Seconds West, and a chord length of 78.71 feet which is the point of beginning and having an area of 500,339 square feet or 11.49 Acres.

□Being part of the property conveyed to T&M Briley Development, LLC by deeds of record as Instrument Numbers
20030509-0062634, 20030509-0062635, 20030523-0070658, 20030528-0071773, 20030603-0075282, 20030603-0075283, 20030618-0084150, 20030627-0089270, 20030723-0103018, 20030723-1013019, 20030806-0111659, and by Metro Council Ordinance No. BL2003-1344 closing Willow Brook Drive.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year of 2006, a lien, not yet due and payable.

2. Property adjoins Briley Parkway and Interstate 24, both of which are controlled access highways to which there is not direct access for this property.

3. Subject to all matters shown on the Final Plat of Willowbrook Market Place of record as Instrument Number 20040123-0009223, Register's Office of Davidson County, Tennessee, as follows: 50-foot public utility and drainage easement; drainage easement; detention pond; 5-foot pedestrian access easement; and 25-foot buffer.

4. Stormwater Detention Agreement of record as Instrument No. 20030311-0032412, Register's Office for Davidson County, Tennessee.

5. Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 20040922-0113796, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record as Instrument No. 20050606-0063839, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease of record as Instrument No. 20040701-0078503, Register's Office for Davidson County, Tennessee.