BASJ
Laurel
3/13

Davidson County DEEDWARR
Recvd: 05/04/06 12:22 5 pgs
Fees:28.00 Taxes:3170.90
20060504-0051988

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Campbell Properties Limited Partnership 1415 North Lilac Drive, Suite 280 Minneapolis, MN 55422	Same	147-3/53

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HARDING PLACE, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto Campbell Properties Limited Partnership, a Minnesota limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever, subject, however, to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (except with respect to those matters set forth on Exhibit B), but not further or otherwise.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 2nd day of May, 2006.

HARDING PLACE, LLC, a Delaware limited liability company

By Regency Realty Group, Inc., a Florida corporation, its manager

By: _____
Name: DAVID A. McNULTY
Title: VICE PRESID

STATE OF Florida)

COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public, David A. McNulty, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of Regency Realty Group, Inc., a Florida corporation that is the manager of Harding Place, LLC, a Delaware limited liability company, and he, as its Vice President is authorized by the corporation, the corporation being authorized by the limited liability company, to execute this instrument on behalf of the corporation in its capacity as manager of said limited liability company.

WITNESS my hand, at office, this 1st day of May, 2006.

_____
Notary Public

My Commission Expires:

ANNE T. PULLO
MY COMMISSION EXPIRES
November 21, 2008
#DD 339590
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $857,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2006.

Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Property Description]

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat Unified Plat of Subdivision, Harding Mall Outlots, recorded at Instrument No 20050728-0088578 and Instrument No. 20050803-0091049, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of subject property.

Being a portion of the same property conveyed to Harding Place, LLC, a Delaware limited liability company, by Successor Trustee's Deed recorded at Instrument No. 20050211-0016144, Register's Office for Davidson County, Tennessee.

Together with (1) that certain Cross- Access Easement agreement dated September 21, 1993, of record in Book 9087, page 101, as re-recorded in Book 9100, page 929 and First Amendment recorded in Book 9776, page 984, in the Register's Office for Davidson County, Tennessee, and (2) that certain Easements with Covenants and Restrictions Affecting Land recorded at Instrument No. 20060310-0028257, said Register's Office.

EXHIBIT B

[Permitted Encumbrances]

1. Real estate taxes for the year 2006, a lien not yet due and payable.

2. Rights of others in Cross-Easement Agreement as of record in Book 9087, page 101, re-recorded in Book 9100, page 929 as amended in Book 9776, page 984.

3. Plats of record at Instrument Nos. 20050728-0088578 and 20050803-0091049.

5. Declaration of Easements, Covenants, Conditions and Restrictions as set forth at Instrument No. 20060310-0028257.

6. Slope Easement granted to the State of Tennessee as of record in Book 4219, page 542.

7. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded as Instrument No. 20050519-0056777.

8. Terms and provisions of Memorandum of Lease from Harding Place, LLC (Landlord) to BFS Retail & Commercial Operations, LLC (Tenant), dated 03/08/06 and recorded at Instrument No. 20060316-0030459, said Register's Office.