Tax Lot No. _____ Block _____ Parcel Identifi
Verified by _____ Cour
_____, 2006.
By: _____

Davidson County DEEDWARR
Recvd: 06/21/06 15:48 3 pgs
Fees:18.00 Taxes:28044.01
20060621-0074308

Mail after recording to: Smith Moore, LLP, Attn: R.J. Cox, Jr., 2800 Two Hannover Square, Raleigh, NC 27601 New Owner:Q6 Office II, LLC, P.O. Box 110127, Research Triangle Park, NC 27709
Send tax bills to: P. O. Box 110127, Research Triangle Park, NC 27709
This instrument was prepared by: Mallory M. Oldham

SPECIAL WARRANTY DEED

THIS DEED effective the 16th day of June, 2006 by and between JDL–Nashville, LLC, a North Carolina limited liability company, whose address is P. O. Box 1395, Winston-Salem, NC 27102 (hereinafter referred to as "Grantor") to Q6 Office II LLC, a Delaware limited liability company, whose address is P. O. Box 110127, Research Triangle Park, NC 27709 (hereinafter referred to as "Grantee").

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH
The actual consideration or value whichever is greater for this transfer is $7,579,462.00.

_____
Affiant

Subscribed and sworn before me this the 14th day of June, 2006.

_____
Notary Public

My commission expires: 1·19·08
(STAMP/SEAL)

PAMELA MEYERHOEFFER NOTARY PUBLIC FORSYTH COUNTY, NC

This is improved property known as Elm Hill Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, rights-of-way, restrictions and conditions of record and matters visible from an inspection of the property or reflected on an accurate survey of the property; and further subject to (a) 2006 ad valorem taxes prorated to the date of closing and (b) zoning ordinances and land use regulations.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument pursuant to authority duly granted as of the day and year first above written.

JDL-Nashville, LLC, a North Carolina limited liability company

By: JDL Castle Corporation, Its Manager

By: _____
W. David Shannon, President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

Personally appeared before me, Pamela Meyerhoeffer, a Notary Public in and for said County and State, 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 the President of JDL Castle Corporation, the Manager of and constituent of the maker 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 14th day of June, 2006.

_____
Official Signature of Notary

My commission expires: 1·19·08

[STAMP/SEAL]

PAMELA MEYERHOEFFER NOTARY PUBLIC FORSYTH COUNTY, NC

355620

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of JDL-Nashville Subdivision, of record as Instrument No. 20050720-0084350, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being part of the same property conveyed to JDL-Nashville, LLC, a North Carolina limited liability company, by deed from America Legion Donelson Post 88 (aka American Legion Donelson Post No. 88) of record as Instrument No. 20040610-0069108, Register's Office for Davidson County, Tennessee.

Map 96, Parcel 61.00