Davidson County DEEDWARR
Recvd: 08/15/06 10:42 6 pgs
Fees:33.00 Taxes:13123.79

20060815-0100245

FROM: MMA OF TENNESSEE, LLC

TO: COMMERCIAL NET LEASE REALTY, LP

Address of New Owner (s):	Name and Address of the or Entity responsible for payment of real property taxes:	Map/Parcel Numbers:
Commercial Net Lease Realty, LP 450 South Orange Avenue Orlando, Florida 32801-3336	Commercial Net Lease Realty, LP 450 South Orange Avenue Orlando, Florida 32801	80000007500

After recording, please return to:
First American Title Insurance Company
7370 College Parkway, Suite 104
Ft. Myers. FL 33907
Attn: Kimberly Walters

PREPARED BY: LOWNDES DROSDICK DOSTER KANTOR & REED, P.A.
450 South Orange Avenue, Suite 800, Orlando, Fl 32801

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

STATE OF Georgia

COUNTY OF DeKalb

THAT **MMA OF TENNESSEE, LLC**, a Tennessee limited liability company, whose mailing address is 4473 Tilly Mill Road, Atlanta, Georgia 30360, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **COMMERCIAL NET LEASE REALTY, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto;

This is improved property, known as 7106 Centennial Boulevard, Nashville, TN;

BEING THE SAME PREMISES conveyed to MMA OF TENNESSEE, LLC, a Tennessee limited liability company by Deed of Record in Instrument No. 20030923-0140887, Register's Office for Davidson County, Tennessee and by Deed of record in Instrument No. 20030923-0140888, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's

right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes;

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property 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 7 day of August, 2006.

MMA OF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Name: Alan H. Cohen
Title: Mgr

STATE OF Georgia
COUNTY OF Dekalb

This 4th day of August, 2006, personally came before me Emily Wyse _____, Notary Public for said County and State, Alan Cohen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of **MMA OF TENNESSEE, LLC**, a Tennessee limited liability company and executed the foregoing instrument for the purposes therein contained, for and on behalf of said company.

WITNESS my hand and official seal this 4th day of August, 2006.

	Emily Wyse Notary Public, State of Georgia
	Name: Emily Wyse Commission No.: _____ My Commission Expires: April 20, 2009
	(NOTARY SEAL)

EMILY WYSE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APR 20 2009

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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 $3,546,970.00, 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:

Name: Susan A. Fuller

Name: DEBRA DALTON-DOSSA

COMMERCIAL NET LEASE REALTY, LP,
a Delaware limited partnership

By: CNLR GROUP GP Corp., a Delaware corporation, its general partner

By:
Name: KEVIN B. HABICHT
Title: EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

This 3rd day of August, 2006 personally came before me, Susan A. Fuller, Notary Public for said County and State, Kevin B. Habicht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the executive vice president (or other officer authorized to execute the instrument) of CNLR GROUP GP CORP., a Delaware corporation, as General Partner of COMMERCIAL NET LEASE REALTY, 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 3rd day of August, 2006.

(NOTARY SEAL)

Susan A. Fuller
My Commission DD314634
Expires April 28, 2008

Notary Public, State of Florida

Printed Name: Susan A. Fuller
Notary Commission No.
My Commission Expires: April 28, 2008

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EXHIBIT "A"
LEGAL DESCRIPTION

Being a parcel of land to the 22nd Civil District of Davidson County, Tennessee and located East and North of Centennial Boulevard, and West of Briley Parkway, and being more particularly described as follows:

BEGINNING at a point, an iron pin located on the East margin of Centennial Boulevard, said point being the northwest edge of the CSX railroad intersection with Centennial Boulevard, said pin also being the Southwest corner of the property herein described, Parcel 75 on Map 80 as evidenced in Instrument No. 20030923-140887 and 20030923-140888 in the Register's Officer for Davidson County, Tennessee (RODCT), thence:

1) Following the East margin of Centennial Boulevard, North 15 degrees 06 minutes 36 seconds West a distance of 257.89 feet to an iron pin, thence:

2) Continuing along the East margin of Centennial Boulevard, North 15 degrees 57 minutes 17 seconds West a distance of 436.68 feet to an iron pin, said pin being the northwest corner of the property herein described, said pin being the southwest corner of Parcel 2, Map 80 as evidenced in Instrument Number 200004 12-0036842 RODCT, thence:

3) Leaving the east margin of Centennial Boulevard, following the line common with Parcel 2, North 77 degrees 58 minutes 22 seconds East a distance of 585.07 feet to an iron pin, said iron pin being the Northeast corner of the property herein described, thence:

4) Continuing along the same common line with Parcel 2, South 10 degrees 50 minutes 16 seconds East a distance of 179.87 feet to an iron pin, thence:

5) Continuing along the same common line with Parcel 2, South 48 degrees 41 minutes 58 seconds East a distance of 233.59 feet to an iron pin, thence:

6) Continuing along the same common line with Parcel 2, South 11 degrees 48 minutes 17 seconds East a distance of 187.26 feet to an iron pin, thence

7) Continuing along the same common line with Parcel 2, North 77 degrees 02 minutes 39 seconds East a distance of 113.82 feet to an iron pin, thence:

8) Continuing along the same common line with Parcel 2, North 80 degrees 04 minutes 44 seconds East a distance, of 68.97 feet to an iron pin, thence:

9) Continuing along the same common line with Parcel 2, South 48 degrees 43 minutes 49 seconds East a distance of 342.88 feet to an iron pin, said iron pin also being in the end of the right of way of a CSX railroad spur line, thence;

10) Leaving the line common with Parcel 2, following the CSX railroad spur-right-of-way, South 44 degrees 23 minutes 24 seconds West a distance of 6.29 feet to an iron pin, said iron pin also being in the West right-of way of said CSX railroad spur, thence;

11) Following the West margin of the CSX railroad spur line, South 01 degrees 19 minutes 03 seconds East a distance of 389.07 feet to an iron pin, thence:

12) Continuing with the line common with CSX railroad spur line, with a curve to the left (said curve having a delta of 30 degrees 16 minutes 59 seconds, said curve having a radius of 623.69 feet and a chord bearing of South 16 degrees 27 minutes 32 seconds East, a chord length of 325.82 feet) a curve distance of 329.64 feet, to an iron pin, said iron pin being the Southeast corner of the property herein described, and said iron pin being at the Intersection of the West right-of-way of the CSX railroad spur line and North right of way of the CSX rail road, thence:

13) Leaving the line in common with the CSX railroad spur line, following the North right-of-way of the CSX railroad, North 62 degrees 08 minutes 36 seconds West a distance of 587.33 feet to an iron pin, thence:

14) Continuing with the right-of-way of the CSX railroad, North 62 degrees 08 minutes 36 seconds West a distance of 613.28 feet to an iron pin, thence:

15) Continuing along the right-of-way with CSX with a curve to the right said curve having a delta of 03 degrees 02 minutes 39 seconds said curve having a radius of 2242.01 feet and a chord bearing of North 61 degrees 22 minutes 03 seconds West, a chord length of 119.11 feet), a curve distance of 119.12 feet, to the BEGINNING, containing 20.7465 acres more or less, according to a survey by Jesse E. Walker, RLS, PE dated 11-18-2004.

Being the same property conveyed to MMA of Tennessee, LLC by deeds from West Davidson County Properties, LLC of record in Instrument No. 20030923-0140887 and in Instrument No. 20030923-0140888, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Rights or claims of tenants, if any, as tenants only, with no right of first refusal or option to purchase.

2. Taxes for the year 2006 and subsequent years, not yet due and payable.

3. Stormwater Detention Agreement dated October 20, 2003 between Pull A Part (Land Owner), and Metropolitan Government of Nashville and Davidson County (Metropolitan government), recorded on February 17, 2004 as Instrument No. 2040217-0017914.

4. Matters as shown on ALTA/ACSM Land Title Survey prepared by Armstrong Land Surveying, Inc. dated October 26, 2004 designated Project No. 04-49, including:

   (a) Stormwater detention areas on the westerly and southerly portions of the subject Property; and
   (b) 60' public utility easement with 12" gas line crossing southerly portion of subject Property.

5. Any law, ordinance, or governmental regulation relating to environmental protection, and concerning the environmental conditions or use of the land.