Davidson County DEEDWARR
Recvd: 09/26/06 11:34 10 p
Fees:53.00 Taxes:57350.00

20060926-0119173

To: **New Plan Hickory Hollow Owner, LLC**

From: **Hickory Hollow Associates, LLC**

This Document Prepared by and When Recorded Return To:
Return to:
Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096 H2945H

Address New Owner:
New Plan Hickory Hollow Owner, LLC
ATTN: Michael Winters
420 Lexington Ave, 7th Floor
New York, NY 10170

Send Tax Bills To:
SAME

Map/Parcel No.
Map 163, Parcel 302

Tax Parcel No. 163000030200

Value Affidavit attached hereto and made a part hereof.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HICKORY HOLLOW ASSOCIATES, LLC**, a Virginia limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **NEW PLAN HICKORY HOLLOW OWNER, LLC**, a Delaware limited liability company, (hereinafter called the "Buyer"), Buyer's successors and assigns, all of Seller's interest in that certain tract of land in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference. The property is also known as 5323 Mt. View Road, Antioch, Tennessee 37013.

The above-referenced property is conveyed subject to the matters described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereto belonging or in any wise appertaining to Buyer, its successors and assigns, forever.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, Buyer's successors and assigns, against the lawful claims of all persons claiming by, through and under Seller (other than claims arising out of the matters set forth in Exhibit B), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[See Attached Signatures]

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21st day of ~~August~~ September, 2006.

SELLER:

SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF

HICKORY HOLLOW ASSOCIATES, LLC,
a Virginia limited liability company

By: HICKORY MANAGEMENT, LLC,
a Virginia limited liability company,
its managing member

By: PLUME STREET FINANCIAL,
LLC, a Virginia limited liability company,
its managing member

Witness

By: _____ (SEAL)
Harrison J. Perrine
Managing Member

Witness

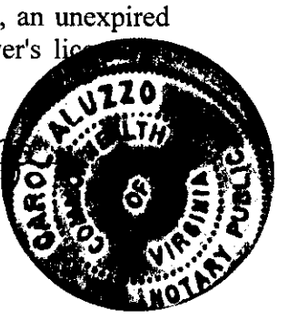
By: _____ (SEAL)
Jon S. Wheeler
Managing Member

[See Attached Notary Blocks]

COMMONWEALTH OF VIRGINIA,
City of Norfolk, to-wit:

I, Carol Aluzzo, a Notary Public of the above-referenced jurisdiction, do hereby certify that Harrison J. Perrine, in his capacity as managing member of Plume Street Financial, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Management, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Hollow Associates, LLC, a Virginia limited liability company ("Seller"), has acknowledged, on behalf of said Seller, the due execution of the aforesaid instrument, this ____ day of August 2006. The person is ✓ personally known to me, or ___ I examined the following type of identification: _____. (Identification must be a United States passport, a certificate of United States citizenship, a certificate of naturalization, an unexpired foreign passport, an alien registration card with photograph, a state-issued driver's license or state-issued identification card or a United States military card.)

Carol Aluzzo
Notary Public



My commission expires: 12/31/08

COMMONWEALTH OF VIRGINIA
CITY OF Norfolk

I, Carol Aluzzo, a Notary Public of the above-referenced jurisdiction, do hereby certify that Jon S. Wheeler, in his capacity as managing member of Plume Street Financial, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Management, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Hollow Associates, a Virginia limited liability company ("Seller"), has acknowledged, on behalf of said Seller, the due execution of the aforesaid instrument, this ____ day of August 2006. The person is ✓ personally known to me, or ___ I examined the following type of identification: _____. (Identification must be a United States passport, a certificate of United States citizenship, a certificate of naturalization, an unexpired foreign passport, an alien registration card with photograph, a state-issued driver's license or state-issued identification card or a United States military card.)

Carol Aluzzo
Notary Public



My commission expires: 5/31/08

EXHIBIT A

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

A certain parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot 1 on the "Resubdivision of Section Two – Bell Forge Commercial Park", as shown on Plat of record in Book 6900, Page 90 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (found) in the Southerly right-of-way of Bell Road at the Radius return intersection with the Northeast right-of-way of Mt. View Road;

Thence with the Southerly right-of-way of Bell Road for the next Two calls as follows:

North 69°11'55" East a distance of 471.65' to an iron pin (found);

Along a 1712.14' radius curve to the left having a delta angle of 4°55'33", a chord bearing and distance of North 66°42'37" East – 147.15' for an arc length of 147.20' to an iron pin (found) at the radius return intersection with the Westerly right-of-way of Bell Forge Lane East;

Thence with the Westerly and Northerly right-of-way of Bell Forge Lane East for the next Eight calls of follows:

Along a 30.00' radius curve to the right having a delta angle of 88°17'34", a chord bearing and distance of South 72°12'03" East – 41.79' for an arc length of 46.23' to an iron pin (found);

Along a 915.93' radius curve to the right having a delta angle of 5°43'39", a chord bearing and distance of South 21°44'53" East – 91.52' for an arc length of 91.56' to an iron pin (found);

North 67°30'26" East a distance of 9.32' to an iron pin (found);

Along a 996.39' radius curve to the right having a delta angle of 7°37'00", a chord bearing and distance of South 18°41'04" East – 132.36' for an arc length of 132.46' to an iron pin (found);

South 14°52'37" East a distance of 423.49' to an iron pin (found);

Along a 420.00' radius curve to the right having a delta angle of 85°58'09", a chord bearing and distance of South 28°07'43" West – 572.71' for an arc length of 630.19' to an iron pin (found);

South 71°09'29" West a distance of 208.20' to an iron pin (found) in concrete;

Along a 25.00' radius curve to the right having a delta angle of 95°04'42", a chord bearing and distance of North 61°49'27" West – 36.89' for an arc length of 41.49" to an iron pin (found) at the intersection with the Easterly right-of-way of Mt. View Road;

Thence with Easterly right-of-way of Mt. View Road for the next Three calls follows:

Along a 725.74' radius curve to the right having a delta angle of 15°28'45", a chord bearing and distance of North 06°25'43" West – 195.47' for an arc length 196.07' to an iron pin (found);

North 01°49'59" East a distance of 178.09' to an iron pin (found);

Along a 611.81' radius curve to the left having a delta angle of 8°40'13", a chord bearing and distance of North 03°09'04" West – 92.50' for an arc length of 92.58' to an iron pin (found) at

the Southwest corner of Lot 2 of the "Resubdivision of Section Two – Bell Forge Commercial Park" as shown on plat of record in Book 6900, Page 90 R.O.D.C.;

Thence leaving said right-of-way with the South, East and North boundaries of Lot 2 for the next Four calls as follows:

North 74°57'50" East a distance of 98.74' to a P-K nail (found);

North 15°04'49" West a distance of 140.23' to an iron pin (found);

Along a 15.00 radius curve to the left having a delta angle of 89°01'33", a chord bearing and distance of North 61°22'13" West – 21.03' for an arc length of 23.31' to an iron pin (found);

South 75°08'10" West a distance of 82.68' to an iron pin (set) in the Easterly right-of-way of Mt. View Road;

Thence with said Easterly right-of-way for the next Five calls as follows:

Along a 611.81' radius curve to the left having a delta angle of 32°00'55", a chord bearing and distance of North 38°02'56" West – 337.43' for an arc length of 341.86' to a lead plug (found) in a sidewalk;

North 53°52'50" West a distance of 54.60' to a chiseled "x" (found) in a sidewalk;

Thence North 36°07'10" East a distance of 8.50' to a disturbed iron pin (found);

Along a 38.00' radius curve to the right having a delta angle of 45°22'09", a chord bearing and distance of North 34°44'04" West – 29.31' for an arc length of 30.09' to an iron pin (found)'

Along a 25.00' radius curve to the right having a delta angle of 49°04'10", a chord bearing and distance of North 44°39'50" East – 20.76' for an arc length of 21.41' to the Point of Beginning.

TOGETHER WITH:

Real estate easement rights appurtenant to subject property granted by Grant of Reciprocal Easements, Use, and Maintenance Agreement by and between Bell Forge Shopping Center, Ltd., a Texas limited partnership an Educators Credit Union of Nashville, dated May 6, 1986, and recorded May 13, 1986, in Book 6855, Page 114, aforesaid records. AND

TOGETHER WITH:

Real estate rights into storm water detention pond easement appurtenant to subject property granted by Deed of Easement from Map, Ltd., a Tennessee limited partnership having BAM, Inc., as general partner, Bell Forge Commercial Park Owners Associations, a non-profit association, and AFPC Equity Investor Land Fund 83-1, LTD., general partnership having W. Gerald Ezell as general partner, dated May 21, 1984, and recorded May 30, 1984, in Book 6301, Page 771, aforesaid records.

Being the same property conveyed to Hickory Hollow Associates, LLC, a Virginia limited liability company by virtue of Special Warranty Deed from Bell Forge Corporation, a Delaware corporation, dated April 04, 2002, recorded April 12, 2002, in Instrument No 20020412-0045773, Davidson County, Tennessee Records.

Tax Parcel No. 163000030200

EXHIBIT B

1. Governmental zoning and subdivision laws, ordinances and regulations.

2. Real estate taxes and assessments for the year 2006 and thereafter.

3. Rights of parties in possession.

4. Easements, rights-of-way, covenants, restrictions agreements and other matters of record.

5. State of facts shown on Survey, dated August 9, 2001, last revised June 2, 2006, prepared by Fowlkes Land Surveying Company (Job number 0619).

VALUE AFFIDAVIT

STATE OF VIRGINIA)

CITY OF NORFOLK)

I hereby swear or affirm that the actual consideration or value of the property transferred, whichever is greater, for this transfer is $15,500,000. §67-4-409(a)(6)(A), TCA.

[signature pages to follow]

This Value Affidavit is to be attached to and made a part of the Special Warranty Deed from Hickory Hollow Associates, LLC as Grantor to New Plan Hickory Hollow Owner, LLC, as Grantee.

IN WITNESS WHEREOF, executed this 21st day of ~~August,~~ September, 2006.

HICKORY HOLLOW ASSOCIATES, LLC,
a Virginia limited liability company

By: HICKORY MANAGEMENT, LLC,
a Virginia limited liability company,
its managing member

By: PLUME STREET FINANCIAL, LLC,
a Virginia limited liability company,
its managing member

By: _____(SEAL)
Harrison J. Perrine, Managing Member

By: _____(SEAL)
Jon S. Wheeler, Managing Member

COMMONWEALTH OF VIRGINIA,
City of Norfolk, to-wit:

I, Carol Aluzzo, a Notary Public of the above-referenced jurisdiction, do hereby certify that Harrison J. Perrine, in his capacity as managing member of Plume Street Financial, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Management, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Hollow Associates, LLC, a Virginia limited liability company ("Seller"), has acknowledged, on behalf of said Seller, the due execution of the aforesaid instrument, this ____ day of August 2006. The person is ✓ personally known to me, or ___ I examined the following type of identification: _____. (Identification must be a United States passport, a certificate of United States citizenship, a certificate of naturalization, an unexpired foreign passport, an alien registration card with photograph, a state-issued driver's license or state-issued identification card or a United States military card.)

Carol Aluzzo
Notary Public

CAROL ALUZZO NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

My commission expires: 12/31/08

COMMONWEALTH OF VIRGINIA
CITY OF Norfolk

I, Carol Aluzzo, a Notary Public of the above-referenced jurisdiction, do hereby certify that Jon S. Wheeler, in his capacity as managing member of Plume Street Financial, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Management, LLC, a Virginia limited liability company, in its capacity as managing member of Hickory Hollow Associates, a Virginia limited liability company ("Seller"), has acknowledged, on behalf of said Seller, the due execution of the aforesaid instrument, this ____ day of August 2006. The person is ✓ personally known to me, or ___ I examined the following type of identification: _____. (Identification must be a United States passport, a certificate of United States citizenship, a certificate of naturalization, an unexpired foreign passport, an alien registration card with photograph, a state-issued driver's license or state-issued identification card or a United States military card.)

Carol Aluzzo
Notary Public

CAROL ALUZZO NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

My commission expires: 12/31/08