FMCC 318

PICK-UP

Davidson County DEEDWARR
Recvd: 10/12/06 12:18 5 pgs
Fees:28.00 Taxes:53280.00

20061012-0126869

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Mimms Enterprises 780 Old Roswell Place Suite 100 Roswell, GA 30076	#26-15-39.00	c/o Mimms Enterprises 780 Old Roswell Place Suite 100 Roswell, GA 30076

This instrument prepared by: C. Edward Kuntz, Esq.
1201 West Peachtree Street
Suite 2000
Atlanta, GA 30309-3400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JAMESTOWN 15, L.P., a Georgia limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 2201 GALLATIN PIKE, LLC, a Georgia limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all (i) easements, restrictions and stipulations of record and (ii) governmental laws, ordinances and regulations affecting the Property.

This is improved property known as Northside Festival Shopping Center, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

5th **IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this day of October, 2006.

GRANTOR:

Witness

JAMESTOWN 15, L.P.,
a Georgia limited partnership

Witness

By: JAMESTOWN OLD PARTNERS, L.P.,
a Georgia limited partnership,
Its general partner

By: JAMESTOWN PROPERTIES CORP.,
a Georgia corporation,
Its general partner

By: _____
Name: Matt M. Bronfman
Title: Vice President

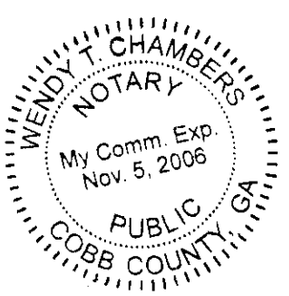
STATE OF GEORGIA

COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public for said County and State Matt M. Bronfman Vice President of Jamestown Properties Corp, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of October, 2006.

Wendy T. Chambers
Notary Public
My Commission Expires: Nov. 5, 2006



STATE OF Georgia }

COUNTY OF Cobb }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF October _____, 2006

NOTARY PUBLIC
My Commission expires: 3/7/2010

JYLL FOY NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES MAR 7, 2010

4025724_v1

EXHIBIT "A"

Legal Description

Northside Festival Shopping Center
Nashville, Tennessee

TRACT 1:

Being a certain tract of land located along the East side of U.S. Hwy. 31E (Gallatin Road) in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the plat of Northside Festival as recorded in Book 9700, Page 39, R.O.D.C.T., and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (old), said pin being the northwest corner of the herein described tract a corner to First Capital Institutional Real Estate, LTD-2 as evidenced in Book 6870, Page 963, R.O.D.C.T., and in the East right of way of U.S. Highway 31 E (Gallatin Road);

Thence with said right of way North 45° 55' 11" East, 549.53 feet to an iron pin (old), said pin being a corner to Lot 2 on the plat of Northside Festival as recorded in Book 9700, Page 39, R.O.D.C.T.;

Thence, with the line of the aforementioned Lot 2 for the next 6 calls: (1) South 44° 05' 29" East, 27.00 feet to a P.K. nail (old); (2) South 26° 46' 11" East, 25.14 feet to a P.K. nail (old); (3) South 44° 04' 49" East, 18.00 feet to a P.K. nail (old); (4) South 45° 55' 11" West, 31.28 feet to a P.K. nail (old); (5) South 44° 04' 48" East, 201.08 feet to an iron pin (old); and (6) South 54° 48' 45" East, 42.75 feet to an iron pin (old), said pin being a corner to Lot 5 on the plat of Resubdivision of Lot 3, Northside Festival as recorded in Book 9700, Page 161, R.O.D.C.T.;

Thence, with the line of the aforementioned Lot 5 for the next 2 calls: (1) South 45° 48' 45" East, 130.03 feet to an iron pin (old); and (2) North 36 ° 58' 42" East, 3.66 feet to an iron pin (old), said pin being a corner to David Senn as evidenced in Book 6154, Page 340, R.O.D.C.T.;

Thence with the line of Senn South 51° 47' 43" East, 177.40 feet to an iron pin (old), said pin being a corner to J.L. Newman as evidenced in Book 3308, Page 340, R.O.D.C.T.;

Thence with the line of Newman and then W.D. Tidwell as evidenced in Book 3308, Page 336, R.O.D.C.T. South 45° 25' 11" West, 595.00 feet to a concrete monument (old), said monument being a corner to First Capital Institutional Real Estate, Ltd-2 as evidenced in Book 6870, Page 963, R.O.D.C.T.;

Thence to the line of First Capital Institutional Real Estate, LTD-2 North 41° 48' 34" West, 620.74 feet to the point of beginning and containing 7.731 acres.

TRACT 2:

Being a certain tract of land located along the South side of Northside Drive in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 5 on the plat of

Resubdivision of Lot 3, Northside Festival as recorded in Book 9700, page 161, R.O.D.C.T., and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (old), said pin being the northeast corner of the herein described tract. In the South right of way of Northside Drive, and a corner to David Senn as evidenced in Book 6154, Page 340, R.O.D.C.T.;

Thence with the line of Senn South 36° 59' 38" West, 286.99 feet to an iron pin (old), said pin being a corner to Lot 1 on the plat of Northside Festival as recorded in Book 9700, Page 39, R.O.D.C.T.;

Thence with the line of the aforementioned Lot 1 for the next 2 calls: (1) South 36° 58' 42" West, 3.66 beet to a P.K. nail (old); and (2) North 54° 48' 45" West, 130.03 feet to an iron pin (old), said pin being a corner to Lot 2 on the plat of Northside Festival as recorded in Book 9700, Page 39, R.O.D.C.T.;

Thence with the line of the aforementioned Lot 2 North 45° 55' 11" East, 74.27 feet to a P.K. nail (old), said nail being a corner to Lot 3 on the plat of Resubdivision of Lot 3, Northside Festival as recorded in Book 9700, Page 161, R.O.D.C.T.;

Thence with the line of the aforementioned Lot 3 North 35° 04' 57" East, 85.84 feet to an iron pin (old), said pin being a corner to Lot 4 on the plat of Resubdivision of Lot 3, Northside Festival as recorded in Book 9700, Page 161, R.O.D.C.T.;

Thence with the line of the aforementioned Lot 4 for the next 3 calls: (1) North 37° 02' 52" East, 50.15 feet to an iron pin (old); (2) North 41° 33' 11" East, 69.08 feet to an iron pin (old), said pin being the beginning of a curve to the left, said curve having a central angle of 86° 04' 11", a radius of 25.00 feet, an arc length of 37.56 feet, and a chord of North 01° 28' 57" West, 34.12 feet; and (3) With the arc of the above described curve 37.56 feet to an iron pin (old), said pin being in the South right of way Northside Drive and being the beginning of a curve to the left, said curve having a central angle of 08° 31' 00", a radius of 925 feet, an arc length of 137.50 feet, and a chord of South 48° 46' 35" East, 137.37 feet;

Thence with said right of way, along the arc of the above described curve 137.50 feet to the point of beginning and containing 0.819 acres.

The above described property was conveyed to Jamestown 15, L.P., a Georgia limited partnership, by Deed from Nashvest Associates, Limited Partnership, a Georgia limited partnership, of record in Book 10118 Page 637, Register's Office for Davidson County, Tennessee.