(1)

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier of 500 Allied, LLC 5658 S. Rex Road, Suite 2 Memphis, TN 38119	Same	Map 133 Parcel 98

Davidson County DEEDWARR
Recvd: 10/20/06 09:59 3 pgs
Fees:18.00 Taxes:17760.00
20061020-0130324

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TENNESSEE REAL ESTATE INVESTORS, a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys unto PREMIER OF 500 ALLIED, LLC ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot Numbered 1 and the reserve parcel on the Plat of the Resubdivision of Lot Number 2 of East Radnor Industrial Subdivision, Section 2, as of record in Book 4300, page 169, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

This real property is commonly known as 500 ALLIED DRIVE AT TROUSDALE DRIVE, NASHVILLE, TENNESSEE.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of the Resubdivision of Lot No. 2 on the East Radnor Industrial Subdivision, Section 2, of record in Book 4300, page 169, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

This real property is commonly known as 3600 TROUSDALE DRIVE AT VERITAS AND STREET, NASHVILLE, TENNESSEE.

Being the same property conveyed to Tennessee Real Estate Investments, L.P., a Tennessee limited partnership, by deed from LynCorp, Inc., a Tennessee corporation, as recorded in Book 9959, page 443, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Said property is conveyed subject to matters shown on Exhibit A attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused same to be executed as of the 13th day of October, 2006.

TENNESSEE REAL ESTATE INVESTORS, a Tennessee general partnership

By its managing partner, MerTech Development Corporation:

By: _____
Name: Ronald M. Sohr
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ronald M Sohr 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 s/he is the president of MerTech Development Corporation, a corporation, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this ____ day of October, 2006.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

_____
Notary Public

My Commission Expires:

_____

STATE OF Tennessee

COUNTY OF Shelby

The actual consideration or value (whichever is greater) for this transfer is $4,800,000.00.

_____
Affiant

Subscribed and sworn to before me, this 13 day of October, 2006.

NEIL HARKAVY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

1. Taxes for 2007 and thereafter, a lien not yet due and payable.
2. Matters shown on plat of record in Plat Book 3700, page 77, Register's Office for Davidson County, Tennessee.
3. Notice of Agreements to Pay Leasing Commission of record at Instrument Numbers 20010403-0032058, 20051123-0141568, 20051123-0141569 and 20051123-01415670, said Register's Office.
4. Subordination of Lien of record at Instrument No. 20020802-0093121, said Register's Office.
5. Matters shown on plat of record in Plat Book 4300, page 169, said Register's Office.
6. Underground foundation easement of record in Book 5822, page 660, said Register's Office.
7. Fifty foot wide perpetual easement reserved by Louisville and Nashville Railroad Company of record in Book 4056, page 27, said Register's Office.
8. Twenty foot easement for sewer line of record in Book 4792, page 511, said Register's Office.