Davidson County DEEDWARR
Recvd: 12/27/06 10:52 5 pgs
Fees:28.00 Taxes:74000.00

20061227-0159106

(Lenoxgate)

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Lenoxgate Properties, LLC 480 West 48th Street #201 Hialeah, Florida 33016	Same	Map: 026-00-0 Parcel: 151.00

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, James R. Cheshire, III, Esq., 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

The actual consideration or value, whichever is greater, for this transfer is $20,000,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2006.

Notary Public

JOHN M. MURRAY
Notary Public, State of New York
No. 4618009
Qualified in Westchester County
Commission Expires May 31, 2007

My Comm. Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENOXGATE REALTY CORP.,** a Delaware corporation, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **LENOXGATE PROPERTIES LLC**, a Tennessee limited liability company, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on **Exhibit A** attached hereto and incorporated by reference herein.

This is improved property known as 100 Lenoxgate Place, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said real property together with all buildings, other improvements, appurtenances and hereditaments thereunto belonging or in any wise appertaining to **GRANTEE**, its successors and assigns forever.

GRANTOR further covenants and binds itself, and its successors and assigns to warrant specially and forever defend the title to said real estate to **GRANTEE**, its successors and assigns, against the lawful claims of all persons

claiming through and under **GRANTOR**, other than claims arising out of the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the 21st day of December, 2006.

LENOXGATE REALTY CORP.,
a Delaware corporation

By: _____
STEVEN GREEN
Its: President

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **STEVEN GREEN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Lenoxgate Realty Corp., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Lenoxgate Realty Corp. by himself as President.

Witness my hand and seal, at office in New York City, New York, this the 21st day of December, 2006.

John M. Murray
NOTARY PUBLIC

My Commission Expires:_____

JOHN M. MURRAY
Notary Public, State of New York
No. 4616[illegible]9
Qualified in Westchester County
Commission Expires May 31, 2007

EXHIBIT A

Legal Description

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee according to a survey dated August 2, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 77-263, W.O. No. NC and being Phase One, as shown on the plan entitled "Final Plat, Section Eight, Northcreek Commons", recorded in Plat Book 9700, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron pin on the northeasterly right-of-way line of Conference Drive, (a 60 foot wide road), said pin being the common westerly corner of North Creek Associates, Ltd. property as recorded in Deed Book 6782, page 335, Register's Office for Davidson County, Tennessee and the Fellowship of Christian Athletes property as recorded in Deed Book 8176, page 583, Register's Office for Davidson County, Tennessee; thence, leaving said right-of-way line and with the north line of the Fellowship of Christian Athletes property, North 84°28'13" East, 38.19 feet to an iron pin set, the point of beginning of the herein described tract of land, said pin being situated on the proposed northeasterly right-of-way line of Conference Drive, (a 96 foot wide road, at this point, right-of-way width varies); thence,

1. Leaving the north line of the Fellowship of Christian Athletes property and with the proposed northeasterly right-of-way line of Conference Drive, North 26°02'17" West, 126.82 feet to an iron pin set; thence,

2. Continuing with said proposed northeasterly right-of-way line, 4.74 feet along the arc of a curve to the right that has a radius of 1131.41 feet to an iron pin set at the southerly end of the southeast return curve at the intersection of the proposed northeasterly right-of-way line of Conference Drive and the southeasterly right-of-way line of proposed Northcreek Boulevard, (a 90 foot wide road), said curve has a chord bearing and distance of North 25°55'05" West, 4.74 feet; thence,

3. 233.93 feet along the arc of a return curve to the right that has a radius of 150.00 feet to a concrete monument set, said curve has a chord bearing and distance of North 18°52'48" East, 210.94 feet; thence,

4. With the southeasterly right-of-way line of proposed Northcreek Boulevard, North 63°33'30" East, 42.27 feet to a concrete monument set; thence,

5. Continuing with said proposed right-of-way line, 574.15 feet along the arc of a curve to the left that has a radius of 688.69 feet to an iron pin set, said curve has a chord bearing and distance of North 39°40'29" East, 557.67 feet; thence,

6. Leaving the easterly right-of-way line of proposed Northcreek Boulevard and with new line of division thru the North Creek Associates, Ltd. property as recorded in Deed Book 6804, page 160, Register's Office for Davidson County, Tennessee, South 82°33'28" East, 288.72 feet to an iron pin set; thence,

7. Continuing with said new line of division, North 52°26'32" East, 175.00 feet to an iron pin set; thence,

8. Continuing with said new line of division South 82°33'28" East, 680.00 feet to an iron pin set; thence,

9. Continuing with said new line of division, South 55°52'45" East, 188.68 feet to an iron pin set in the westerly line of the Hanson Properties East, Inc. property as recorded in Deed Book 9246, page 432, Register's Office for Davidson County, Tennessee; thence,

10. With the westerly line of the Hanson Properties East, Inc. property South 34°07'15" West, 623.40 feet to an existing iron pin; thence,

11. With the north line of the Picadilly Apartments as recorded in Plat Book 5200, page 592, Register's Office for Davidson County, Tennessee and the aforementioned Fellowship of Christian Athletes Property, South 84°35'20" West, 827.93 feet to an existing iron pin; thence,

12. With the north line of the Fellowship of Christian Athletes property, South 84°28'13" West, 488.22 feet to the point of beginning.

Being the same property conveyed to Lenoxgate Realty Corp., a Delaware corporation by quitclaim deed from Lenoxgate Apartments, LLC, a Delaware company (formerly known as PSSFC 2000-C1 Goodlettsville Apartments, LLC, a Delaware limited liability Company), of record in Instrument #20050207-0014072, Register's Office, Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2006, a lien, due and payable, but not yet delinquent and for subsequent years, not yet due and payable.

2. Subject to all matters shown on plat of record in Plat Book 9700, page 32, Register's Office, Davidson County, Tennessee.

3. Subject to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee, of record in Book 7118, page 938, Register's Office, Davidson County, Tennessee; as amended by First Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee, of record in Book 7245, page 958, said Register's Office; as further amended by Second Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee, of record in Book 8195, page 337, said Register's Office; as further amended by Third Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee, of record in Book 9780, page 183, said Register's Office.

4. Subject to License and Right of Entry Agreement of record in Book 10189, page 260, Register's Office, Davidson County, Tennessee.

5. Subject to Easement of record in Book 10193, page 708, Register's Office, Davidson County, Tennessee.

6. Subject to Exception to Easement of record in Book 11288, page 705, Register's Office, Davidson County, Tennessee.

7. Subject to Exception to Right of Way of record in Book 11288, page 703, Register's Office, Davidson County, Tennessee.

8. Subject to Easement of record in Instrument #20010124-0007357, Register's Office, Davidson County, Tennessee.

9. Subject to all of the terms and provisions set forth and contained in Lease between J.P. Realty II, Inc., and Web Service Company, Inc. a memorandum of which is recorded in Book 10419, page 552, Register's Office, Davidson County, Tennessee.

10. Subject to rights of tenants in possession as tenants only under unrecorded leases.

11. Subject to all matters shown on Survey by Kenneth H. Hinkle Jr., RLS #810, Ragan-Smith Associates, dated 9/24/04, Job No. 77-263, as updated December 8, 2004 including the following: 24" reinforced concrete pipe encroaches onto the 30' by 20' BellSouth Easement (shown in Book 10193, page 708, said Register's Office) near the northwesterly boundary of the land.