2nd

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 16965-4
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Commons, L.P. 300 Market Street Johnstown, PA 15901	New Owner	Map 50 Parcel 47, 49 & 49.01

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, G. MARSHALL CRANFORD AND CHRISTY C. HAMILTON, Co-Executors under the Last Will and Testament of Frances J. Cranford, as to an undivided one-half interest, and CAROLENE M. BANDY LEWIS, as to an undivided one-half interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NASHVILLE COMMONS, L.P., a Pennsylvania limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

Davidson County DEEDWARR
Recvd: 04/05/07 16:16 8 pgs
Fees:43.00 Taxes:8530.34
20070405-0041300

IN WITNESS WHEREOF, this instrument has been executed this 29 day of March, 2007.

G. Marshall Cranford Co-Ex of Estate
G. MARSHALL CRANFORD, Co-Executor of
the Estate of Frances J. Cranford

Christy C. Hamilton, Co-Executor
CHRISTY C. HAMILTON, Co-Executor of the Estate
of Frances J. Cranford

Carolene M. Bandy Lewis
CAROLENE M. BANDY LEWIS

By: Jennifer L. Johnson, Atty in fact
Jennifer L. Johnson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. MARSHALL CRANFORD, Co-Executor of the Estate of Frances J. Cranford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of March, 2007.

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy C. Hamilton, Co-Executor of the Estate of Frances J. Cranford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of March, 2007.

NOTARY PUBLIC
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jennifer L. Johnson., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Carolene M. Bandy Lewis, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Carolene M. Bandy Lewis for the purpose therein contained, by signing the name of Carolene M. Bandy Lewis by herself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of March, 2007.

NOTARY PUBLIC
My Commission Expires: 5/23/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,305,496.00

Affiant

Subscribed and sworn to before me this
29 day of March 2007.

Notary Public
My commission expires 11/24/07

Exhibit "A"

Tract One:

LEGAL DESCRIPTION
RECORDED MAP BOOK 5714 PAGE 714
TAX MAP 50 PART OF PARCEL 47.00
3rd COUNCILMANIC DISTRICT
12TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE

Beginning at a calculated point in the line of George T. Hicks Family Trust quit claim deed book 9492 page 865,Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" and the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 47.00; being located North 53 degrees 03 minutes 15 seconds West 2802.21 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road ;

Thence with the new division line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714, tax map 50, parcel 47, North 76 degrees 0 9 minutes 06 seconds East 559.42 feet to a calculated point in the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298;

Thence with the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 South 13 degrees 15 minutes 00 seconds East 257.26 feet to a calculated point in the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00;

Thence leaving the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 with the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00 North 85 degrees 35 minutes 00 seconds West 510.75 feet to a calculated point in the line of George T. Hicks Family Trust quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00 with the line of George T. Hicks Family Trust quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs North 50 degrees 16 minutes 22 seconds West 120.77 feet to a calculated point the point of beginning.

Parcel containing 2.06 (89,782 sq. ft more or less) acres more or less

Tract Two:

LEGAL DESCRIPTION
TAX MAP 50 PARCEL 49
3rd COUNCILMANIC DISTRICT
12TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE

Beginning at a an existing 5/8" rebar GS & P cap in the western right of way line of Dickerson Road at the southeast corner of David R. Hemphill, et ux deed book 5650 page 143 thence with the western right of way line of Dickerson Road the following four calls and distances:

1. South 06 degrees 53 minutes 24 seconds East 416.71 feet to a calculated point,
2. South 82 degrees 25 minutes 31 seconds West 2.00 feet to a calculated point,
3. South 05 degrees 17 minutes 53 seconds East 100.58 feet to an existing 5/8" rebar GS & P cap,
4. Along a curve to the right having an arc length of 37.69 feet, a radius of 2695.00 feet, and has a chord bearing of South 05 degrees 06 minutes 21 seconds East 37.69 feet to calculated point corner with Pegasus Properties deed book 7311 page 464;

Thence leaving the western line of Dickerson Road with the line Pegasus Properties deed book 7311 page 464 the following two calls and distances;

1. South 83 degrees 03 minutes 55 seconds West 806.26 feet to a calculated point,
2. South 03 degrees 58 minutes 07 seconds East 376.16 feet to a calculated point in the line of Jenkins Properties, L.P. deed book 9833 page 571,

Thence leaving the line of Pegasus Properties deed book 7311 page 464 with the line of Jenkins Properties, L.P. deed book 9833 page 571, North 83 degrees 45 minutes 50 seconds West 718.83 feet to a calculated point in the line of in the line the George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs";

Thence with leaving the line of the line of Jenkins Properties, L.P. deed book 9833 page 571 with the line the George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" the following four calls and distances;

1. North 02 degrees 22 minutes 38 seconds East 406.70 feet to a calculated point,
2. North 87 degrees 37 minutes 22 seconds West 82.34 feet to a calculated point,
3. North 65 degrees 35 minutes 22 seconds West 246.90 feet to a calculated point,
4. North 50 degrees 16 minutes 22 seconds West 633.51 feet to a calculated point corner with , G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714;

Thence with leaving the line of the line of George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs with the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 thence South 85 degrees 35 minutes 00 Seconds East 510.75 feet to calculated point corner with parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 with the line parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 the following two calls and distances;

1. South 85 degrees 35 minutes 00 seconds East 359.85 feet to a calculated point,

2. North 05 degrees 47 minutes 13 seconds East 239.31 feet to a calculated point in the line of Anchor Property Holdings, LLC instrument number 20050105-0001691;

Thence leaving the line parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 with the line Anchor Property Holdings, LLC instrument number 20050105-0001691 the following two calls and distances;

1. South 83 degrees 50 minutes 12 seconds East 954.27 feet to an existing ½" re bar,
2. South 83 degrees 23 minutes 00 seconds East 68.80 feet to an existing ½" re bar corner with David R. Hemphill et ux Deed book 5650 page 143;

Thence leaving the line the line Anchor Property Holdings, LLC instrument number 20050105-0001691 with the line of David R. Hemphill et ux Deed book 5650 page 143 thence South 83 Degrees 59 Minutes 34 seconds East 298.10 feet to a calculated point the point of beginning.

Parcel containing 33.05 acres more or less and 1,440,169 square feet more of less.

Tract Three:

LEGAL DESCRIPTION
TAX MAP 50 PARCEL 49.01
3rd COUNCILMANIC DISTRICT
12TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE

Beginning at a ½" existing rebar in the line of Lot 9 Timberwood Estates Section 2 Plat Book 6250 page 882 being located North 83 degrees 45 minutes 40 seconds West 2830.85 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road thence with lines of lots 9, 10 and 11 the following two calls and distances

1. North 08 degrees 04 minutes 46 seconds East 214.22 feet to a ½" existing rebar G.S. & P. cap;
2. North 05 degrees 07 minutes 53 seconds East 42.48 feet to a ½" existing rebar common corner with George T. Hicks Family Trust deed book 9492 page 865;

Thence leaving the line of lot 11 Timberwood Estates Section 2 with the line of George T. Hicks Family Trust deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" the following five calls and distances:

1. North 38 degrees 50 minutes 53 seconds East 710.22 feet to a calculated point
2. South 50 degrees 16 minutes 22 seconds East 534.50 feet to a calculated point
3. South 65 degrees 35 minutes 22 seconds East 411.41 feet to a calculated point
4. South 87 degrees 37minutes 22 seconds East 175.67 feet to a calculated point
5. North 02 degrees 22 minutes 38 seconds East 93.30 feet to a calculated point common corner with G Marshall Cranford. Christy C. Hamilton, and Carolene M. Bandy deed book 5714 page 714;

Thence with the line G Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy South 83 degrees 45 minutes 05 seconds East 43.89 feet to a calculated point common corner with Jenkins Properties L. P. deed book 8040 page 288;

Thence leaving the line G Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy with the line of Jenkins Properties L. P. the following three calls and distances;

1. South 11 degrees 03 minutes 24 seconds West 496.18 feet to a calculated point,
2. North 83 degrees 20 minutes 34 seconds West 825.24 feet to a calculated point,
3. North 88 degrees 34 minutes 37 seconds East 573.47 feet to at a ½" existing rebar the point of beginning;

Parcel containing 17.37 acres more or less

The above tracts being the same property conveyed to Alice Frances Cranford and Carolene Marie Bandy, as tenants in common by Deed from Tom Pollard Jackson and wife, Mildred C. Jackson, of record in Book 5713, Page 698, as to a one-half undivided interest and in Book 5714, page 714, as to another one-half undivided interest, Register's Office for Davidson County, Tennessee. The said Carolene Marie Bandy was widowed and then remarried, and is now known as Carolene M. Bandy Lewis. The said Alice Frances Cranford, also known as Frances J. Cranford, died January 21, 2006 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 06P-621. Pursuant to said Will, the Executors of the Estate, namely G. Marshall Cranford and Christy C. Hamilton, have the authority to administer the said real property as part of the probate estate, and to sell and convey the same.

This document based on recorded deeds without benefit of boundary survey

This description was prepared by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219, by reference to Project No. 24644.00.

THIS instrument is being executed on behalf of Carolene M. Bandy Lewis, pursuant to a Power of Attorney executed by her on the 20th day of March, 2007, of record in Instrument No. 20070404-0040454, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable. Map 050 Parcel 047, 049, 049.01

(b) Subject to Roll-Back Taxes.

(c) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6764, page 114, and in Book 7907, page 1, Register's Office for Davidson County, Tennessee.

(d) A 60 foot easement for right-of-way to Dickerson Pike as set out in the Deed of record in Book 3401, page 210, said Register's Office.

(e) Application for Greenbelt Assessment - Agricultural of record in Book 9039, page 634, Book 9039, page 635, and in Book 9039, page 640, said Register's Office.

(f) A permanent easement for construction and maintenance of a drainage facility as set out in the deed to the State of Tennessee recorded in Book 9810, Page 140, said Register's Office

(g) Stormwater Detention Easement of record in Instrument Number 20070320-0033814, said Register's Office.

(h) Matters shown on the Final Plat of Nashville Commons by Gresham, Smith and Partners, Kenneth Church, R.L.S. #1004, dated January 10, 2007 and last revised March 29, 2007, of record in Instrument Number 20070404-0040461, said Register's Office.