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

File No. 16963-4
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 45

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, SALLIE R. HICKS FAMILY, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its 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 Grantor.

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

SALLIE R. HICKS FAMILY , LLC
A Tennessee limited liability company

By: _____
George T. Hicks, Jr., Chief Manager

Davidson County DEEDWARR
Recvd: 04/05/07 16:17 4 pgs
Fees:23.00 Taxes:459.74
20070405-0041302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared George T. Hicks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Sallie R. Hicks Family, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

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

The actual consideration or value, whichever is greater, for this transfer is $124,254.00

Affiant

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

Jennifer L. Johnson
Notary Public
My commission expires 11/24/07

Exhibit "A"

LEGAL DESCRIPTION
PART OF PARCEL 45
THETFORD HILLS
RECORDED MAP BOOK 7900 PAGE 83
TAX MAP 50 PART OF PARCEL 45.00
3rd COUNCILMANIC DISTRICT
12TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE

Beginning at a ½" existing rebar GS & P cap in the new division line of parcel 45 Thetford Hills map book 7900 page 83 being located North 41 degrees 27 minutes 20 seconds West 2450.37 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road ;

Thence South 83 degrees 50 minutes 12 seconds East 422.66 feet to a calculated point common corner with Anchor Property Holdings, LLC deed instrument number 200501050001691 and G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49;

Thence leaving the new division line with the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 514 page 714 tax map 50 parcel 49.00 the following two calls and distances:

1. Thence South 05 degrees 47 minutes 13 seconds West 239.31 feet to a calculated point,
2. Thence North 85 degrees 35 minutes 00 seconds West 359.85 feet to a calculated point corner with G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 47.00;

Thence leaving parcel 49.00 with G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 514 page 714 tax map 50 parcel 47.00 North 13 degrees 15 minutes 00 seconds West 257.26 feet to a calculated point a new division corner for parcel 45.00;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 514 page 714 tax map 50 parcel 47.00 and with the new division line of parcel 45 North 76 degrees 09 minutes 06 seconds East 22.31 feet to a calculated point the point of beginning.

Parcel containing 2.27 (98881 sq. ft.) acres more or less

Being part of the same property conveyed to George Hicks and wife, Sallie R. Hicks by deed from Howard B. McGee and wife, Ida McGee, of record in Book 4253, page 672, Register's Office for Davidson County, Tennessee. The said George Hicks having since died. The said property was further conveyed to Sallie R. Hicks Family, LLC by Quitclaim Deed from Sallie R. Hicks, the widow of George Hicks of record in Instrument No. 20011231-0145298, Register's Office for Davidson County, Tennessee.

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.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable. Map 050, P/O Parcel 045.00

(b) Sanitary Sewers and/or Storm Drainage Easement recorded in Book 6785, Page 251, Register's Office for Davidson County, Tennessee.

(c) All matters shown on the Boundary Plat and Right of Way Dedication of Thetford Hills of record in Book 7900, page 83, said Register's Office

(d) Articles of Organization of Sallie R. Hicks Family, LLC, of record in Instrument No. 20011231-0145297, said Register's Office.

(e) Memorandum of Lease Agreement dated August 20, 2004 and recorded February 11, 2005 as Instrument Number 20050211-0016040, said Register's Office.

(f) Stormwater Detention Easement of record in Instrument Number 20070320-0033655, said Register's Office.

(g) 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.