(3)

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No(s):
Record and Return to: Amy Greipp Fidelity National Title Ins. Co. 1800 Parkway Place, #700 Marietta, GA 30067	Palm Inv. Group 205 Turnberry Ct. N. Atlantis, FL 33462	3636 Bell Road Nashville TN	09700013000

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of FEBRUARY, 2007, by and between WATCH HOLDINGS, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), and PALM INVESTMENT GROUP, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in City of Nashville, Davidson County, Tennessee, to wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by Special Warranty Deed of record as Instrument Number 0413441 in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances"); and Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Real Estate, subject only to the Permitted Encumbrances, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature page follows]

Davidson County DEEDWARR
Recvd: 04/16/07 13:53 5 pgs
Fees:28.00 Taxes:32005.00
20070416-0045379

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Watch Holdings, LLC,
a Delaware limited liability company

By: GE Capital Realty Group, Inc.,
a Texas corporation, Its servicer

By: _____
Print Name: Nancy Ferguson
Title: Vice President

[CORPORATION]

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ Dallas

Before me, a Notary Public of the State and County aforesaid, personally appeared Nancy Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Vice President of GE Capital Realty Group, Inc., a Texas corporation, the servicer for Watch Holdings, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he (or she), as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (or herself) as such officer.

WITNESS my hand, at office, this 2nd day of Feb., 2007.

_____
Notary Public

My Commission Expires:
11-8-09

LISA A. CLUGSTON
Notary Public, State of Texas
My Commission Expires
November 08, 2009

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Eight Million Six Hundred Fifty Thousand and No/100 Dollars ($8,650,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Print Name: Nancy Ferguson

Title: Vice President, GE Capital Realty Group, Inc., servicer for Watch Holdings, LLC

Subscribed and sworn to before me this 2nd day of Feb., 2007.

Notary Public

My Commission Expires: 11-8-09

LISA A. CLUGSTON
Notary Public, State of Texas
My Commission Expires
November 08, 2009

EXHIBIT "A"

LEGAL DESCRIPTION

3636 Bell Road, Nashville, TN, being Tax Parcel #09700013000

Being a parcel of land in Nashville, Thirteenth Councilmanic District, First Civil District, Davidson County, Tennessee, located in the southwesterly quadrant of Blackwood Drive and Stewarts Ferry Pike, being Lot No. 2 shown on the Plan of Priest Point of record in Book 6900, Page 746, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Blackwood Drive, being the northeast corner of Lot 136, Larchwood Subdivision, Section Two, as recorded in Book 5200, Page 207, R.O.C.C., Tennessee;

THENCE, in a northeasterly direction with a curve to the right, 172.35 eet to a concrete monument, said cure having a radius of 600.00 feet, a central angle of 16° 27' 30", a tangent distance of 86.77 feet and a chord of N 49° 44' 34" E, 171.76 feet;

THENCE, with a curve to the left, 119.12 feet to a concrete monument, said curve having a radius of 1,000.00 feet, a central angle of 06° 49' 30", a tangent distance of 59.63 feet and a chord of N 54° 33' 34' E, 119.05 feet;

THENCE, continuing with Blackwood Drive, N 51° 08' 49" E, 484.02 feet to a concrete monument;

THENCE, with a curve to the right, 181.52 feet to the common corner to described Lot No. 2 and Lot No. 1 shown on said referenced plan, said curve having a radius of 650.00 feet, a central angle of 15° 59' 59", a tangent of 91.35 feet and a chord of N 59° 08' 49" E, 180.92 feet;

THENCE, leaving said Blackwood Drive with the boundary between said Lot Nos. 1 and 2, S 24° 48' 06" E, 95.92 feet to a point;

THENCE, S 19° 40' 18" W, 15.00 feet to a point;

THENCE, with a curve to the left, 8.00 feet to a point, said curve having a radius of 148.00 feet, a central angle of 03° 05' 53", a tangent distance of 4.00 feet and a chord of S 68° 46' 57" E, 8.00 feet;

THENCE, with a curve to the right, 73.87 feet to a point, said curve having a radius of 157.02 feet, a central angle of 26° 57' 16", a tangent distance of 37.63 feet and a chord of S 56° 51' 15" E, 73.19 feet;

THENCE, with a curve to the left, 34.02 feet to a point, said curve having a radius of 25.00 feet, a central angle of 77° 58' 07", a tangent distance of 20.23 feet and a chord of S 82° 21' 40" E, 31.46 feet;

THENCE, with a curve to the right, 81.61 feet to a point, said curve having a radius of 171.80 feet, a central angle of 27° 13' 04", a tangent distance of 41.60 feet and a chord of N 72° 15' 49" E, 80.84 feet;

THENCE, N 85° 52' 21" E, 60.47 feet to a point in the westerly margin of Stewarts Ferry Pike, said point being the common corner to described Lot No. 2 and Lot No. 1, shown on said referenced plan;

THENCE, with said margin S 08° 27' 44" W, 691.49 feet to a concrete monument in the north line of the United States of America property (J. Percy Priest Reservoir);

THENCE, leaving said margin with said U.S.A. property, N 76° 01' 00" W, 417.29 feet to a concrete monument;

THENCE, S 14° 07' 54" W, 133.31 feet to a concrete monument, being the northeasterly corner of Larchwood Subdivision, Section Two, and a corner of Lot 1151 of said subdivision;

THENCE, with said subdivision, N 66° 37' 22' W, 423.76 feet to a concrete monument;

THENCE, N 50° 15' 51" W, 136.08 feet to the point of beginning.

Containing 492,572 square feet or 11.31 acres, more or less.

Being the same property conveyed to Watch Holdings, LLC by Special Warranty Deed recorded in Book 10842, Page 429, Register's Office for Davidson County, TN.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real Estate Taxes assessed for the year 2007 and thereafter, not yet due and payable.
2. Rights of tenants in possession, as tenants only, under unrecorded leases.
3. All matters as shown on Plat as recorded in Plat Book 6900, Page 746 in the Register's Office for Davidson County, TN.
4. Restrictions as set forth in Book 6553, Page 353, at 357 thereof, as recorded in the Register's Office for Davidson County, TN.
5. Storm Water Detention Agreement between Priest Point Associates, L.P. and Metropolitan Government of Nashville and Davidson County as recorded in Book 7446, Page 465 in the Register's Office for Davidson County, TN.
6. Easement for Water Mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County as set forth in Book 7492, Page 465 in the Registers Office for Davidson Co., TN.
7. Deed of Conveyance re: water main to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewers as set forth in Book 8127, Page 681 in the Register's Office for Davidson County, TN.
8. ALTA/ACSM Land Title Survey prepared by William C. Cockrill of BWSC Surveyors, dated January 25, 2007, discloses:
    a. 10-foot public utility and drainage easement in southern and southwest portions;
    b. detention pond easement in southwest portion and northern portions;
    c. 60-foot minimum building setback line and 15-foot minimum building setback line;
    d. sewer easement in southwest portion; and
    e. 20-foot public utility easement in southern portion.
9. Lease in favor of J.P. Brown Drug Stores, Inc., Memorandum of which is recorded in Book 7647, Page 937 in the Register's Office for Davidson County, TN.
10. Lease in favor of Super Valu Stores, Inc. &/or Randalls International, Inc., Memorandum of which is recorded in Book 7798, Page 924, as assigned in Book 7798 Page 928 and Book 7798 Page 931 in the Register's Office for Davidson County, TN.
11. Lease in favor of Food Lion, Inc., Memorandum of which is recorded in Book 11528 Page 704 in the Register's Office for Davidson County, TN.
12. Lease in favor of Fred's Stores of Tennessee, Inc., Short Form of which is recorded under instrument #20030224-0024217 in the Register's Office for Davidson County, TN.

[End of Exhibit "B"]