This instrument prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

Address New Owner(s):
Crescent Properties, LLC
P.O. Box 3361
Beverly Hills, CA 90212
Attn: Aaron Kadosh

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 106-16
Group A, Parcel 46.00

Davidson County DEEDWARR
Recvd: 05/03/07 13:10 7 pgs
Fees:38.00 Taxes:29090.25
20070503-0053166

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $7,862,229.

Sworn to and subscribed before me
this 19th day of April, 2007.

Connie S. Ferguson
Notary Public

CONNIE S. FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

My Commission Expires: June 22, 2010

FOR AND IN CONSIDERATION of $10.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MRW Crescent Plaza, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Crescent Properties, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property, being a certain tract or parcel of land, together with all improvements thereon, located in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its heirs, successors and assigns, forever in fee simple. Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Grantee, and its heirs, successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the 19 day of April, 2007.

MRW CRESCENT PLAZA, LLC, a
Tennessee limited liability company

By: 
Its: Glenn R. Wilson
Chief Manager

"GRANTOR"

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenn R. Wilson, 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 MRW Crescent Plaza, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2007.

Connie S. Ferguson
Notary Public

My Commission Expires: June 22, 2010

CONNIE S. FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, State of Tennessee, and being more particularly described based upon a survey prepared by Cherry Land Surveying, 622 W. Iris Drive, Nashville, Tennessee, TN RLS No. 1512, dated June 17, 2007, as follows:

BEGINNING at an exiting PK nail in the northerly right-of-way line of Thompson Lane, 100 foot in width, and a corner common with Exxon Corporation, as of record in Deed Book 4446, Page 236, in the Register's Office of Davidson County, Tennessee (R.O.D.C.);

Thence with the northerly right-of-way line of Thompson Lane, south 52 deg. 38 min. 50 sec. west 794.87 feet to an iron rod set at a corner common with Powell and Jimmy Cooper, as of record in Instrument No. 200306040076854, R.O.D.C., also being Lot 15, Glencliff Estates, Section 4, as of record in Plat Book 1835, Page 79, R.O.D.C.;

Thence leaving the northerly right-of-way line of Thompson Lane, with the easterly property line of said Powell and Jimmy Cooper, and James C. Buckley, as of record in Deed Book 11051, Page 546, R.O.D.C., also being Lot 16, Glencliff Estates, Section 4, K.C. Sledge, as of record in Deed Book 2395, Page 435, R.O.D.C., also being Lot 17, Glencliff Estates, Section 4, and Bi Van Ngoc Nguyen, as of record in Deed Book 9752, Page 531, R.O.D.C., also being Lot 18, Glencliff Estates, Section 4, North 37 deg. 17 min. 26 sec. west, 626.80 feet to a point in the centerline of Mill Creek Passing a witness iron rod set at 586.80 feet, also being the southerly property line of Jesse Mayo as of record in Deed Book 11162, Page 133, R.O.D.C.;

Thence with the centerline of Mill Creek and the southerly property line of Jesse Mayo, north 49 deg. 43 min. 52 sec. east, 179.94 feet to a point;

Thence north 30 deg. 15 min. 00 sec. east, 71.50 feet to a point;

Thence north 19 deg. 57 min. 00 sec. east, 56.60 feet to a point;

Thence north 20 deg. 28 min. 00 sec. west, 79.20 feet to a point at a corner common with John J. Yoon, as of record in Deed Book 7418, Page 983, said Register's Office;

Thence leaving the centerline of Mill Creek, with the southerly property line of said John J. Yoon, north 39 deg. 30 min. 39 sec. east, 320.44 feet to an existing PK nail, passing a witness iron rod set at 285.44 feet, said PK nail being at a corner common with Brian Leslie Berry, as of record in Instrument No. 200001280009110, R.O.D.C.;

Thence with the southerly property line of Brian Leslie Berry, north 39 deg. 41 min. 23 sec. east, 151.68 feet to a PK nail set in the southerly right-of-way line of Murfreesboro Road, right-of-way width varies;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 49.96 feet to an existing iron rod at a corner common with John C. Yoon, as of record in Instrument No. 20001010-0100502, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with northerly property line of John C. Yoon, south 39 deg. 41 min. 23 sec. west, 152.23 feet to an existing PK nail;

Thence south 47 deg. 50 min. 46 sec. east, 185.39 feet to an existing iron rod;

Thence north 39 deg. 41 min. 16 sec. east, 160.20 feet to an existing PK nail in the southerly right of way line of Murfreesboro Road;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 99.88 feet to an existing railroad spike at a corner common with John Wang, as of record in Instrument No. 20031222-0181828, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with the westerly property line of John Wang, south 39 deg. 39 min. 36 sec. west, 164.60 feet to an existing railroad spike;

Thence south 48 deg. 03 min. 02 sec. east, 125.36 feet to a PK nail set;

Thence with the southerly property line of said John Wang and The Krystal Company, as of record in Deed Book 6253, Page 875, south 50 deg. 19 min. 42 sec. east, 200.00 feet to an iron rod set at a corner common with said Exxon Corporation;

Thence south 41 deg. 57 min. 55 sec. west, 10.00 feet to an existing iron rod;

Thence south 50 deg. 36 min. 14 sec. east, 198.09 feet to the point of beginning, containing 549,398 square feet (12.61 acres, more or less).

Being the same property conveyed to MRW Crescent Plaza, LLC, a Tennessee limited liability company, by deed from MRW Retail Joint Venture, of record at Instrument No. 20050713-0081316, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

(a) Real estate taxes for the year 2007 and subsequent years, a lien but not yet due and payable.

(b) Deed of Declaration of record in Book 4714, page 879, as amended in Book 4736, page 995, and in Book 4810, page 313, and in Book 4878, page 873, RODC.

(c) Easements of record in Book 4392, page 738, in Book 4641, page 941, in Book 4790, page 277, as amended in Book 4878, page 870, and in Book 4786, page 524, RODC as shown on a survey entitled Crescent Plaza Shopping Center dated June 17, 2005, last revised June 29, 2005, by Cherry Land Surveying Co., TN RLS 1512.

(d) Terms and provisions of Leases of record in Book 4776, page 382 and in Book 4776, page 391; and in Book 8651, page 899 and in Book 4610, page 677, and in Book 4610, page 680, RODC.

(e) Lease Amendment in Book 8011, page 112, RODC.

(f) Deed of Trust entitled "Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing" dated July 8, 2005, recorded July 13, 2005, from MRW Crescent Plaza, LLC, a Tennessee limited liability company, to Robert R. Campbell, Jr., Trustee, of record at Instrument No. 20050713-0081317, Register's Office for Davidson County, Tennessee ("RODC"), to secure a note of even date in the original principal amount of $6,700,000.00 for the benefit of PNC Bank, National Association.

(g) UCC-1 Financing Statement from MRW Crescent Plaza, LLC to PNC Bank, National Association of record at Instrument No. 20050713-0081319, RODC.

(h) Assignment of Leases and Rents of record at Instrument No. 20050713-0081318, RODC.

(i) Assignment of Loan Documents from PNC Bank, National Association to Wells Fargo Bank, N.A. as Trustee for the registered holders of COMM 2005-C6 Commercial Mortgage Passthrough Certificates of record at Instrument No. 20051230-0156946, RODC.