Address new owner as follows:

The State of Tennessee
312 8th Avenue North
22nd Floor
Nashville, TN 37243-0299
(Tax Exempt)

This Instrument Prepared By:

Real Estate Loan Services of TN, Inc.
1420 North Highland Avenue
Jackson, TN 38301

Tax Identification No.:

Tax Map Parcel

70-16-0-036.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of $27,896,367.00, S & F DEVELOPMENT, LLC; A Limited Liability Company organized under the laws of the State of Tennessee, hereinafter called GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the STATE OF TENNESSEE, hereinafter called GRANTEE, its successors and or assigns, certain parcels more particularly described as follows:

Land in Nashville, Davidson County, Tennessee also being Lot 9C as shown on the plan of Re-subdivision of Metro Center Lot 9C, of record as Instrument Numbers 20060406-0040016 and 20060420-0045276, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description:

Beginning at an iron rod set on the westerly right-of-way line of French Landing, 60 feet in width, at a corner common with Lot 1 on the Re-subdivision of Part of Block "D", Metrocenter Tract 9, Section 19, of record in Plat Book 5800, Page 341;

Thence with the westerly right-of-way line of French Landing Drive for the following three calls: 1) With a curve to the right having a radius of 1070.00 feet, a curve length of 520.02 feet, a central angle of 27 deg 50 min 45 sec and a chord bearing and distance of South 05 deg 45 min 31 sec West, 514.92 feet to an existing iron rod; 2) South 19 deg 40 min 54 sec West, 318.66 feet to an iron rod set; 3) With a curve to the right having a radius of 165.00 feet, a curve length of 214.17 feet, a central angle of 74 deg 22 min 17 sec and a chord bearing and distance of South 56 deg 52 min 02 sec West, 199.45 feet to an existing iron rod on the northerly right-of-way line of Vantaqe Way, 84 feet in width;

Thence with the northerly right-of-way line of Vantage Way for the following seven calls: 1) With a curve to the right having a radius of 2158.00 feet, a curve length of 58.64 feet, a· central angle of 01 deg 33 min 25 sec and a chord bearing and distance of North 85 deg 10 min 07 sec West, 58.64 feet to an iron rod set; 2) North 57 deg 45 min 20 sec West, 17.22 feet to an iron rod set; 3) North 83 deg 40 min 05 sec West, 31.00 feet to an iron rod set; 4) South 65 deg 36 min 48 sec West, 15.00 feet to an iron rod set; 5) North 83 deg 36 min 27 sec West, 31.00 feet to an existing iron rod ; 6) With a curve to the left having a radius of 492.00 feet, a curve length of 151.95 feet, a central angle of 17 deg 41 min 45 sec and a chord bearing and distance of South 87 deg 33 min 20 sec West, 151.35 feet to an iron rod set; 7) With a curve to the right having a radius of 90.00 feet, a curve length of 113.78

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feet, a central angle of 72 deg 26 min 14 sec and a chord bearing and distance of North 65 deg 04 min 26 sec West, 106.36 feet to an iron rod set on the easterly right-of-way line Of Metrocenter Boulevard, 106 feet in width,

Thence with the north-easterly right-of-way line of Metrocenter Boulevard with a curve to the left having a radius of 1326.24 feet, a curve length of 384.45 feet, a central angle of 16 deg 36 min 32 sec and a chord bearing and distance of North 37 deg 09 min 35 sec West, 383.11 feet to an iron rod set at a corner common with proposed Lot 9E, plat pending; Thence with proposed Lot 9E (also being a severance line through existing Lot 9C of record in Plat Book 9700, Page 787) for the following three calls: 1) With a curve to the right having a radius of 130.63 feet, a curve length of 27.96 feet, a central angle of 12 deg 15 min 44 sec and a chord bearing and distance of North 50 deg 39 min 49 sec East, 27.90 feet to an iron rod set; 2) North 56 deg 47 min 41 sec East, 175.73 feet to an iron rod set; 3) With a curve to the left having a radius of 1526.24 feet, a curve length of 571.84 feet, a central angle of 21 deg 28 min 02 sec and a chord bearing and distance of North 54 deg 41 min 06 sec West, 568.50 feet to an iron rod set on the easterly property line of Lot 9 D on the Re-subdivision of Lot 9C of record in Plat Book 9700, Page 787;

Thence with Lot 9 D for the following two calls: 1) North 23 deg 13 min 41 sec East, 222.39 feet to an existing iron rod; 2) North 50 deg 01 min 59 sec West, 133.20 feet to an existing iron rod on the easterly right-of-way line of Athens Way, 84 feet in width;

Thence with the easterly right-of-way line of Athens Way with a curve to the left having a radius of 1951.86 feet, a curve length of 80.02 feet, a central angle of 02 deg 20 min 56 sec and a chord bearing and distance of North 40 deg 50 min 15 sec East 80.01 feet to a pk nail set at a corner common with Lot 1 on the Re-subdivision of Part of Block "D", Metrocenter Tract 9, Section 19 of record in Plat Book 5800, Page 341;

Thence with the southerly property line of said Lot 1 for the following four calls: 1) South 50 deg 07 min 55 sec East, 586.00 feet to a point in a drainage canal; 2) With a curve to the right having a radius of 1250.00 feet; a curve length of 188.58 feet, a central angle of 08 deg 38 min 38 sec and a chord bearing and distance of South 45 deg 48 min 36 sec East, 188.40 feet to a point in a drainage canal; 3) North 61 deg 15 min 09 sec East, 171.68 feet to a point in a drainage canal; 4) With a curve to the right having a radius of 2206.30 feet, a curve length of 513.43 feet, a central angle of 13 deg 20 min 00 sec and a chord bearing and distance of North 67 deg 55 min 09 sec East, 512.27 feet to the point of beginning containing 713,505 square feet or 16.380 acres more or less.

Being the same property conveyed to S & F Development, LLC, a Tennessee limited liability company. by Special Warranty Deed from American Realty Trust, a Georgia corporation, by Lori Lee Burgin, Vice President, dated April 6. 2006, recorded April 10, 2006, of record as Instrument No. 20060410-0041121, in the Register's Office of Davidson County, Tennessee.

Said conveyance being subject to; Easements and building setback lines in Book 9700, Page 787; Plats of Record in Instrument Nos. 20060406-0040016 and 20060420-0045276; Restrictive Covenants in Book 9382/Page 56 and Book 9420/ Page 176; Declaration of Covenants in Book 7487/Page 952 and Book 10602/ Page 499; Easements of Record in Book 1450/Page 550, Book 3649/Page 94, Book 4873/Page 406, Book 2634/Page 124, Book 4675/Page 48, Book 3648/Page 52, and Book 8425/Page 396; matters shown on the survey dated March 17, 2006, being to the date of survey number 0531 Salt, prepared by Cherry Land Surveying, Inc. and all subsequent matters , including but not limited to two 50' Join Use Access Easements as shown; Stormwater Detention Agreement of record as Instrument Number 20060417-0043333; Easement Agreement by and between Summit Hospitality I, LLC and S and F Development, LLC of record as Instrument Number 20060817-0101761; Memorandum of Easement by and between S and F Development, LLC and SEV Metro Center, LLC as instrument Number 20070703-0079653; and Charter of Record as Instrument Number 20060321-0032502 all recorded in the Register's Office of Davidson County, Tennessee.

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 the GRANTOR does hereby covenant with the said GRANTEE that it is seized and possessed of said land has a good right to convey it, and warrants the title against lawful claims of all persons claiming by, through or under the GRANTOR, but no further otherwise, subject only to the matters set forth herein. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 2nd Day of August ,2007.

S & F DEVELOPMENT, LLC,
a Tennessee Limited Liability Company

BY: **Southeast Venture, LLC,**
a Tennessee Limited Liability Company, Manager

BY: _____
Cameron W. Sorenson, Member

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Member of Southeast Venture, LLC, a Tennessee limited liability company, and Manager of S & F Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member of such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Manager, by himself as Member of such Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of August, 2007.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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