Davidson County DEEDWARR
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20070827-0102784

SPECIAL WARRANTY DEED

FROM: 12th & Division Properties, LLC

TO: CJUF II Terrazzo LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
CJUF II Terrazzo LLC Attn: Crosland, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 93-13, Parcel 544

STATE OF North Carolina)
COUNTY OF Mecklenburg)

The actual consideration for this transfer is $2,300,000.00.

Edward F. Ley
Affiant

Sworn to and subscribed before me, this 22 day of August, 2007.

SHEILA LEMOINE NOTARY PUBLIC MECKLENBURG COUNTY, NC

Sheila Lemoine
Notary Public

My Commission Expires: July 18, 2011

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **12th & Division Properties, LLC, a Tennessee limited liability company** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **CJUF II Terrazzo LLC, a Delaware limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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 Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 24th day of August, 2007.

SELLER: 12th & Division Properties, LLC,
a Tennessee limited liability company

By: 12th & Division Investment, LLC,
a North Carolina limited liability company,
its sole member

By: Crosland, LLC,
a North Carolina limited liability company,
its manager

By: Edward F. Long
Edward F. Long, Senior Vice President

STATE OF NORTH CAROLINA)
)
COUNTY OF Mecklenburg)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edward F. Long, the Senior Vice President of Crosland, LLC, the manager of 12th & Division Investment, LLC, the sole member of 12th & Division Properties, LLC, the within named bargainor, a Tennessee limited liability company, 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 by signing his name as Senior Vice President of the manager of the sole member of the bargainor.

Witness my hand and seal, at office in Charlotte, North Carolina, this 22 day of August, 2007.

Sheila Lemoine
Notary Public

My Commission Expires: July 18, 2011

SHEILA LEMOINE NOTARY PUBLIC MECKLENBURG COUNTY, NC

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Nashville, Davidson County, Tennessee being Lot No. 1, on the Plan of Resubdivision Plat of Lot 1, Section Sixty-Five, Edgehill Estates, as shown on plat of record as Instrument No. 20051116-0138405, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to 12th & Division Properties, LLC by Deed of Record in Instrument No. 20040506-0052096, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007 and subsequent years. Tax Parcel Nos. 93-13-544

2. All matters show on Plat recorded as Instrument No. 20051116-0138405.

3. Easement retained in Ordinance No. 72-317 and of record in Book 4643, page 498.

4. Stormwater Detention Agreement with the Metropolitan of Nashville and Davidson County, recorded as Instrument No. 20060615-0071504.

5. Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances with the Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20060615-0071498.