THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SDG Metro, LLC 1996 Continental Drive Atlanta, Georgia 30345 Attn: Mark A. Parker	Same	71-13/4

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, METRO EXCHANGE NASHVILLE, L.P., a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents transfers and conveys unto SDG METRO, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5A, on the Plan of Resubdivision of Part of Block G, Section No. I, as shown on plat of record in Plat Book 4715, page 70, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Metro Exchange Nashville, L.P., by Deed of Record in Book 8193, page 871, Register's Office for Davidson County, Tennessee.

This is improved property known as 2 Vantage Way, Nashville, Davidson County, Tennessee 37228.

Said property is conveyed subject to the following matters (collectively, the "Exceptions"):

1. All matters disclosed on that certain ALTA/ACSM Land Title Survey of the property, prepared by William C. Cockrill of Barge, Waggoner, Sumner & Cannon, Inc., dated May 10, 2007, File No. 33574-00.
2. Taxes for the year 2007, a lien, which are not yet due and payable.
3. All matters shown on Plat recorded in Book 4715, page 70.
4. All matters shown on Plat recorded in Book 4675, page 48.

Davidson County DEEDWARR
Recvd: 08/31/07 13:08 3 pgs
Fees:18.00 Taxes:27010.00
20070831-0105057

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Exceptions), but not further or otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of August 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

METRO EXCHANGE NASHVILLE, L.P., a Tennessee limited partnership

By: Iratex Interests, a Texas general partnership, its general partner

By: Ersa-Grae Corporation, a Delaware corporation, its general partner

By: _____
Name: Ali Ebrahimi
Title: President

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ali Ebrahimi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Ersa-Grae Corporation, a Delaware corporation, that is the general partner of Iratex Interests, a Texas general partnership, that is the general partner of Metro Exchange Nashville, L.P., a Tennessee limited partnership and is authorized by the corporation, the corporation being authorized by the general partnership, the general partnership being authorized by the limited partnership, to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 28th day of August, 2007.

_____
Notary Public

My Commission Expires: 11-25-2007

KIMBERLY SALAZAR
Notary Public, State of Texas
My Commission Expires
November 25, 2007

My Commission Expires: _____

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $7,300,000.00.

Affiant

Sworn to and subscribed before me this 30th day of August, 2007.

Notary Public

My Commission Expires: _____

CHARLES SCOTT MILORD NOTARY PUBLIC GEORGIA EXPIRES APRIL 1, 2008 FULTON COUNTY

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