Davidson County DEEDWARR
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Fees:38.00 Taxes:30155.00
20070918-0111749

This instrument prepared by:

Neil Miller, Esq.
Katsky Korins LLP
605 Third Avenue, 16th Floor
New York, NY 10158

SPECIAL WARRANTY DEED

New Owner's Address As Follows:	Send Tax Bills To:	Map & Parcel No.:
Lake Front Office Park, LLC Baptist Sports Park 460 Great Circle Road Nashville, TN 37228 Attn: K.S. Adams, Jr.	SAME	#70-15-39.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMULET ASSOCIATES, L.P., a Tennessee limited partnership (the "Grantor"), does hereby bargain, sell, transfer and convey unto **LAKE FRONT OFFICE PARK, LLC,** a Tennessee limited liability company (the "Grantee") its successors and assigns, all its right, title and interest in and to property located in Nashville, Davidson County, Tennessee, more particularly described on the attached Exhibit A.

BEING the same property conveyed to Grantor by Deed from Fountain Square Joint Venture, of record in Book 8967, Page 802, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantor, its successors and assigns, forever.

AND Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on Exhibit B attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. This conveyance is made subject to the matters set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of this 14th day of September, 2007.

AMULET ASSOCIATES, L.P.
a Tennessee limited partnership

By: Kellogg Realty Associates, Inc.
a Delaware corporation
its managing general partner

By: D S Kleger
Name: David S. Kleger
Title: President

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David S. Kleger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Kellogg Realty Associates, Inc., the managing general partner of Amulet Associates, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of Kellogg Realty Associates, Inc., the managing general partner of Amulet Associates, L.P., executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as President of Kellogg Realty Associates, Inc., its managing general partner.

WITNESS my hand and official seal at office on this the 6 day of September, 2007.

NOTARY PUBLIC

My Commission Expires: _____

JOEL I. BINSTOK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02BI4989529
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 12/9/09

302016-3-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,150,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires:_____.

JOEL I. BINSTOK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02BI4989529
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 2/9/09



302016-3-W

SCHEDULE A
(Legal Description)

BEING A PARCEL OF LAND in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the Northwesterly Quadrant of the intersection of Metro Center Boulevard and Athens Way, being Tract No. 28, as shown on the Plan of the Third Revision, Resubdivision of Tract 28, Section II, Metrocenter as of record in Book 7900 Page 409, R.O.D.C., and being more particularly described as follows:

BEGINNING at a lead plug in the northerly right-of-way line of Metrocenter Boulevard, said plug being at the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, with said northerly right-of-way line, the following calls:

N 79° 00' 28" W, 3.70 feet to a lead plug;

With a curve to the left 16.50 feet to a lead plug, said curve having a central angle of 00° 42' 45", a radius of 1,326.24 feet, a tangent of 8.25 feet, and a chord of N 79° 21' 53" W, 16.50 feet;

N 79° 43' 21" W, 1,029.89 feet to a lead plug;

THENCE, leaving said line with the easterly line of Tract No. 28A as shown on said Plan of Resubdivision, N 10° 10' 13" E, 931.99 feet to a point in southerly line of Tract No. 31 as shown on the plan of Second Revision, Resubdivision of Tracts 28 and 31, Section II, Metrocenter, as of record in Book 7900, Page 366, R.O.D.C.;

THENCE, with said line N 89° 03' 14" E, 217.84 feet to a point in the westerly line of Tract No. 36 as shown on the Plan of Metrocenter, Section II, as of record in Book 5200, page 237, R.O.D.C.;

THENCE, with said line S 37° 13' 44" E, 246.67 feet to a point;

THENCE, with the southerly line of Tract No. 18 as shown on the Plan of Metrocenter Tract 18, as of record in Book 5210, Page 50, R.O.D.C., S 64° 01' 02" E, 952.42 feet to an iron pin in the westerly right-of-way line to Athens Way;

THENCE, with said right-of-way line the following calls:

WITH a curve to the right 119.88 feet to an iron pin, said curve having a central angle of 03° 40' 38", a radius of 1,867.86 feet, a tangent of 59.96 feet and a chord of S 41° 20' 28" W, 119.85 feet;

S 43° 10' 48" W, 107.46 feet to an iron pin;

WITH a curve to the left 268.83 feet to an iron pin, said curve having a central angle of 28° 25' 06", a radius of 542.00 feet, a tangent of 137.24 feet and a chord of S 28° 58' 15" W, 266.08 feet;

S 14° 45' 42" W, 59.27 feet to an iron pin;

WITH a curve to the right 75.24 feet to the point of beginning with curve having a central angle of 86° 13' 32", radius of 50.00 feet, a tangent of 46.81 feet, and a chord of S 57° 52' 37" W, 68.34 feet;

CONTAINING 909,598 square feet or 20.88 acres, more or less.

BEING the same property conveyed to Amulet Associates, L.P., from Fountain Square Joint Venture of record in Book 8967, Page 802, Register's Office of Davidson County, Tennessee.

TOGETHER WITH EASEMENTS BENEFITING THE LAND AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD AT BOOK 8884, PAGE 775, AS AMENDED IN INSTRUMENT NO. 20040517-0057437, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SCHEDULE B
(Permitted Exceptions)

1. The acreage or square footage contained in the property.

2. All matters as shown on the plat of record in Plat Book 7900, page 409, Register's Office for Davidson County, Tennessee.

3. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable. (Map & Parcel #70-15-39.00).

4. All of the terms and provisions set forth and contained in that certain Lease between Amulet Associates, L.P., Lessor, and State of Tennessee, Lessee, recorded in Instrument No. 200411050133968, Register's Office of Davidson County, Tennessee.

5. All of the terms and provisions set forth and contained in that certain Lease between Amulet Associates, L.P., Lessor, and State of Tennessee, Lessee, recorded in Instrument No. 200507200084385, Register's Office of Davidson County, Tennessee.

6. Restrictive covenant prohibiting motel and hotel use as set forth and contained in that certain Lease between Metrocenter Properties, Lessor, and Associated Inns & Restaurants Company of America, Lessee, a memorandum of which is recorded in Book 5225, page 112, Register's Office of Davidson County, Tennessee.

7. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park in Book 7487, page 952, Register's Office of Davidson County, Tennessee.

8. Declaration of Covenants, Conditions, Restrictions and Easements in Book 8884, page 775, Register's Office of Davidson County, Tennessee, as amended by Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements in Instrument No. 200405170057437, Register's Office of Davidson County, Tennessee.

9. A 20-foot sanitary sewer easement of record in Book 4675, page 48, Register's Office of Davidson County, Tennessee.

10. Deed of Trust from Amulet Associates, L.P., to William L. Rosenberg, for the benefit of UBS Real Estate Investments Inc., dated 10-19-2005 and recorded on 10-21-2005 as Instrument No. 200510210127104, Register's Office of Davidson County, Tennessee, in the original amount of $5,700,000.00, as assigned by instrument of record in Instrument No. 200701090003453.

11. Assignment of Leases and Rents of record in Instrument No. 200510210127105, in the Register's Office of Davidson County, Tennessee, as assigned by instrument of record in Instrument No. 200701090003459.

12. UCC-1 (Financing Statement) from Amulet Associates, L.P., (debtor) to UBS Real Estate Investments, Inc., (secured party) recorded 10-21-2005 in Instrument No. 200510210127106 in the Register's Office of Davidson County, Tennessee, as assigned by instrument of record in Instrument No. 200701090003468.