Davidson County DEEDWARR
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Fees:38.00 Taxes:5550.00
20071031-0128491

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Crews Crossings LLC 7556 Raleigh LaGrange Road Cordova, Tennessee 38018	Same	16300039000 and 16300038900

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, **BANK OF AMERICA, N.A.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CREWS CROSSINGS LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, certain land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1: Being a tract of land in the southern portion of Davidson County, lying in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of CSX Railroad (200' ROW), on the east and south by TSC Realty Capital, L.P. as recorded in Instrument #200212050149814, Register's Office Davidson County (RODC), on the west by Hickory Hollow, LTD. as recorded in Book 7034, Page 488 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Crossings Circle; thence leaving said centerline intersection North 15°48'55" East 1156.2 feet to a point being the southwest corner of Parcel 389 of Tax Map 163 RODC; thence North 21°38'46" East 290.85 feet to a point; thence North 23°18'40" East 254.28 feet to a point; thence North 19°48'36" East 198.92 feet to the TRUE POINT OF BEGINNING being a set point in the southwest corner of the tract being described, said point also being the northwest corner of parcel 389 as mentioned previously; thence North 19°48'36" East 137.62 feet to a found iron rod w/cap

(Littlejohn Eng.) on the southerly ROW margin of the CSX Railroad; thence with said ROW margin and a curve to the right having a radius of 2429.33 feet, an arc length of 115.22 feet, a central angle of 2°43'03", a chord bearing and distance of South 67°48'35"East 115.21 feet to a found iron rod w/cap (Littlejohn Eng.); thence continuing with said ROW South 66°29'05" East 1310.26 feet to a set point; thence leaving said ROW margin South 23°30'55" West 139.99 feet to a set point; thence North 66°29'05" West 1416.55 feet to the true point of beginning. Containing 198,840 square feet or 4.56 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Tax ID No. Field Book No. USD 062 00, Map 163-0, Parcel 390

TRACT 2: Being a tract of land in the southern portion of Davidson County, lying in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the north by Crews Investment Properties of Tn., L.L.C. as recorded in Instrument #200309190139282, Register's Office Davidson County (RODC), also on the north by Right-of-Way (ROW) of CSX Railroad (200' ROW), on the east and south by Crews Investment Properties of Tn., L.L.C. as recorded in 200309190139282 RODC, also on the south by Crews Investment Properties of Tn., L.L.C. as recorded in Instrument #200309190139280 RODC on the west by Hickory Hollow, LTD. as recorded in Book 7034, Page 488 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Crossings Circle (60' ROW); thence leaving said centerline intersection North 15°48'55" East 1156.2 feet to the TRUE POINT OF BEGINNING being a set point on the common line of Hickory Hollow, LTD as mentioned previously, said point being the southwest corner of the tract being described; thence North 21°38'46" East 290.85 feet to a found iron rod w/cap (Littlejohn Eng.); thence North 23°18'40" East 254.28 feet to a found iron rod w/cap (Littlejohn Eng.); thence North 19°48'36" East 198.92 feet to a set point, being the northwest corner of the tract being described; thence South 66°29'05" East 1416.55 feet to a set point; thence North 23°30'55" East 139.99 feet to a set point in the southerly ROW margin of the CSX Railroad; thence with said margin of the CSX Railroad South 66°29'05" East 231.40 feet to a set point; thence leaving said ROW margin South 48°59'0l" West 835.66 feet to a set point; thence North 11°44'35" West 44.96 feet to a set point; thence North 62°46'15" West 152.43 feet to a set point; thence North 54°43'41" West 268.29 feet to a set point; thence North 60°33'50" West 81.43 feet to a set point; thence North 80°08'16" West 40.05 feet to a set point; thence South 43°33'59" West 48.13 feet to a set point; thence North 15°18'15" East 70.35 feet to a set point; thence North 80°38'49" West 348.32 feet to a set point; thence South 64°53'20" West 351.40 feet to a set point; thence North 25°06'40" West 144.15 feet to the true point of beginning.

Containing 874,253 square feet or 20.07 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Tax ID No. Field Book No. USD 062 00, Map 163-0, Parcel 389

Together with appurtenant non-exclusive access easement established by Agreement and Grant of record as Instrument No. 20040608-0067800, Register's Office for Davidson County, Tennessee. Assignment and Assumption dated October 8, 2004, recorded on October 8, 2004 as

Instrument No. 20041008-0121998, Register's Office for Davidson County, Tennessee. Supplement to Agreement and Grant dated October 8, 2004, recorded on October 8, 2004 as Instrument No. 20041008-0121999 Register's Office for Davidson County, Tennessee. Metes and bounds description of easement as follows:

Being a proposed Right of Way lying on, over and across lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139282, Registers Office Davidson County (RODC) and lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139280, RODC, lying in the southern portion of Davidson County and in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the west by the remainder of said Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139282, RODC; bounded on the north by Hickory Hollow, LTD., as recorded in Book 7034, Page 488, RODC; bounded on the east by TSC Realty Capital, L.P., as recorded in instrument Number 200212050149814, RODC, by the remaining lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139280, RODC, and by America Properties Company, L.P., as recorded in Book 10523, Page 878, RODC; and bounded on the south by the existing 60' Right of Way (ROW) of Crossings Circle, as shown on Plat Book 7900, Page 36. Tract being described as follows:

Beginning at a point lying on said existing ROW of Crossings Circle, said point being N34°26'42"E, 457.0', from centerline intersection of Crossings Boulevard and Crossings Circle; thence leaving said ROW of Crossings Circle with the following: N38°12'20"E 111.52', to a point; thence on a curve to the left having a radius of 280.20', a length of 138.37', an interior angle of 28°17'42", and having a chord bearing and distance of N23°28'58"E, 136.97', to a point; thence on a curve to the left having a radius of 443.50', a length of 268.96', an interior angle of 34°44'51", and having a chord bearing and distance of N08°01'30"W, 264.86', to a point; thence N25°23'55"W, 169.10', to a point; thence N21°38'46"E, 81.98', to a point; thence S25°23'55"E, 46.40', to a point; thence on a curve to the left having a radius of 15.00', a length of 23.49', an interior angle of 89°42'45", and having a chord bearing and distance of S70°15'18"E, 21.16', to a point; thence N64°53'20"E, 9.18', to a point; thence S25°06'40"E, 59.86', to a point; thence S64°36'05"W, 8.81', to a point; thence on a curve to the left having a radius of 15.00', a length of 23.56', an interior angle of 90°00'00", and having a chord bearing and distance of S19°36'05"W, 21.21', to a point; thence S25°23'55"E, 88.65', to a point; thence on a curve to the right having a radius of 503.50', a length of 305.35', an interior angle of 34°44'51", and having a chord bearing and distance of S08°01'30"E, 300.69', to a point; thence on a curve to the right having a radius of 340.20', a length of 168.59', an interior angle of 28°23'34", and having a chord bearing and distance of S23°32'20"W, 166.86', to a point; thence S38°12'20"W, 111.52', to a point lying on said existing ROW of Crossings Circle; thence along said existing ROW of Crossings Circle N51°48'14"W, 60.00', to the point of beginning.

Containing 46,480 square feet or 1.07 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Together with appurtenant non-exclusive access easement established by Easement Agreement recorded on December 5, 2002 at 20021205-0149815, Register's Office for Davidson County, Tennessee, as amended by Amendment to Easement Agreement, of record as Instrument No. 20041008-0122000, said Register's Office.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from James R. Kelley, Substitute Trustee, of record as Instrument No. 20071009-1020274, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5540 Crossings Circle, Antioch, Tennessee, and 0 Franklin Road, Nashville, Tennessee.

TO HAVE and to HOLD the said land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

See Attached Exhibit A

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever used, 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 30th day of October, 2007.

BANK OF AMERICA, N.A.

BY: Bettie Van Tilburg
Bettie Van Tilburg

ITS: Senior Vice President

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Hillsborough)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Bettie Van Tilburg, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Senior Vice President of Bank of America, N.A. the within named bargainor, a national banking association, and that she, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Bank of America, N.A. by herself as Senior Vice President.

Witness my hand and seal at office in Tampa, Florida, this 30th day of October, 2007.

Notary Public

My Commission Expires: 7-4-09

Notary Public State of Florida
Stephanie Thompson
My Commission DD434079
Expires 07/04/2009

STATE OF Florida)
COUNTY OF Hillsborough)

The actual consideration or value whichever is greater, for this transfer is $ 1,500,000.00.

Bettie Van Tilburg
Affiant

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

Stephanie Thompson
Notary Public

My Commission Expires: 7-4-09

Notary Public State of Florida
Stephanie Thompson
My Commission DD434079
Expires 07/04/2009

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes for the year of 2007 a lien, due and payable, but not delinquent until March 1, 2008.

2. Agreement and Grant of record in Instrument No. 20040608-0067800, Register's Office of Davidson County, Tennessee.

3. Subject to all maters shown on the Plan of record in Book 7900, page 39 and in Book 7900, page 229, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges assessments, and liens provided in the Convents, Conditions and Restrictions contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, amended Book 8085, page 402, and Book 9730, page 957, and supplemented in Book 10722, page 95, and Instrument No. 200007250073371, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

5. 30-foot Permanent Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage, as set forth in Instrument recorded in Book 7154, page 308, Registers' Office for Davidson County, Tennessee.

6. Utility Easement retained in Metro Council Bill 092-171.

7. Easement Agreement recorded on December 5, 2002 of record as Instrument No. 20021205-0149815, Register's Office of Davidson County, Tennessee, as amended by Amendment to Easement Agreement, of record as Instrument No., 20041008-0122000, in said Registers Office.