Address New Owner:	Send Tax Bills to:	Map-Parcel Number
BIG Office Properties, LLC 330 Garfield Street Santa Fe, NM 87501	SAME	134-235.00; 134-307.00; and 134-308.00;
This instrument prepared by: Samuel Konigsberg, Esq. 330 Garfield Street, Santa Fe, New Mexico 87501		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SOUTH TEXAS PADDOCK PARK OPERATING ASSOCIATES, LIMITED PARTNERSHIP,** a New Mexico limited partnership ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **BIG OFFICE PROPERTIES, LLC**, a Delaware limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County and City of Nashville real property taxes for the year 2007, due and payable, but not yet delinquent.

2. All reservations, exceptions, covenants and conditions contained or referred to in prior deeds or other instruments of record affecting or pertaining to the tracts or parcels of land hereby conveyed.

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

The actual consideration or value, whichever is greater, for this transfer is $6,450,000.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2007.

Official Seal
JULIA FAGAN
Notary Public- State of New Mexico
My Commission Expires
March 24, 2008

Notary Public
My Commission Expires: 3.24.08

Davidson County DEEDWARR
Recvd: 11/16/07 10:44 5 pgs
Fees:28.00 Taxes:23865.00
20071116-0134493

T.A.I.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This improved property is known as Corporate Park, located at 442-446 Metroplex Boulevard, Nashville, Davidson County, Tennessee.

Executed this 12th day of November, 2007.

SOUTH TEXAS PADDOCK PARK OPERATING ASSOCIATES, LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: BGK PORTFOLIO I LLC,
its General Partner

By: _____
Title: Edward M. Gilbert

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

Before me, Julia Fagan, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edward M. Gilbert, 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 ; Manager of BGK PORTFOLIO I LLC, a New Mexico limited liability company, the General Partner of South Texas Paddock Park Operating Associates, Limited Partnership, a New Mexico limited partnership, the within named Grantor, and that he as such President ; Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President ; Manager of the general partner of the limited partnership.

Witness my hand and seal, at office in Santa Fe, New Mexico, this the 12th day of November, 2007.

_____
Notary Public
My Commission Expires: 3-24-08

Official Seal
JULIA FAGAN
Notary Public- State of New Mexico
My Commission Expires
March 24, 2008

EXHIBIT "A"

Attached

Legal Description

LOT 1

Being land in Nashville, First Civil Distrct, Twenty-Seventh Councilmanic Distirct, Davidson County, Tennessee, being generally located east of Interstate 24 and north of Harding Place also being Lot 1 as shown on the plan of Metroplex Section Fourteen of reocrd in Plat Book 9700, Page 133, R.O.D.C. and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of Metroplex Drive and being the southeast property corner of Metroplex Life Insurance Company of record in Book 8042, Page 743, R.O.D.C.;

THENCE leaving said right-of-way with the east line of Metropolitan Life Insurance Company, the following calls:

N 02° 16' 00" E, 300.00 feet to an existing iron pin;
N 30° 53' 18" E, 131.98 feet to a point at the northwest corner of Lot 2, Metroplex Section Fourteen;

THENCE leaving the east line of Metropolitan Life Insurance Company with the north line of said Lot 2, S 60° 37' 11" E, 213.33 feet to an existing PK nail on the west line of Lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.;

S 19° 22' 05" W, 8.73 feet to an existing PK nail;
S 26° 14' 10" E, 54.69 feet to an existing PK nail;
S 05° 11' 16" E, 12.02 feet to an existing PK nail;
S 25° 35' 31" W, 206.74 feet to a point;
S 01° 16' 38" E, 60.59 fwwt to an existing iron pin on the northerly right-of-way of Metroplex Drive

THENCE, with the said right-of-way of Metroplex Drive,
N 87° 43' 49" W, 200.08 feet to the point of beginning.

Containing 86,816 square feet or 1.99 acres, more or less.

LOT 2

Being land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, DavidsonCounty, Tennessee, being generally located east of Interstate 24 and north of Harding Place, also being Lot 2 as shown on the plan of Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C., and being more particularly described as follows:

BEGINNING, at a point on the southwesterly right-of-way of Antioch Pike and also being the southeast corner of James G. Whitehill of record in Book 9789, Page 929, R.O.D.C.

THENCE, with said right-of-way along a curve to the left 167.06 feet, said curve having a radius of 2889.79 feet, a central angle of 03° 18' 45", a tangent of 83.56 feet and a chord of S 44° 29' 02" E, 167.04 feet to a point at th northwest property corner of lot three Metroplex Section Fourteen, of record in Plat Book 9700, Page 133, R.O.D.C.

THENCE, with the northwesterly line of said lot 3, the following calls:

S 40° 48' 59" W, 67.81 feet to an existing P.K. nail;
S 29° 30' 38" W, 195.32 feet to a point at the northwest corner of lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.

THENCE, with said northwesterly line of lot 1 Metroplex Section thirteen, the following calls:

S 29° 30' 38" W, 48.49 feet to an existing P.K. nail;
S 19° 22' 05" W, 16.30 feet to an existing P.K. nail at the northeast corner of lot 1 Metroplex Section Fourteen, in Plat Book 9700, Page 133, R.O.D.C.

THENCE, with the north line of said lot 1 Metroplex Section Fourteen N 60° 37' 11" W, 213.33 feet to an existing iron rod on the southeasterly line of Metropolitan Life Insurance Company of record in Book 8042, page 743, R.O.D.C.

THENCE, with said southeasterly line of Metropolitan Life Insurance Company N 30° 53' 18" E, 159.78 feet to an existing iron pin at the southwest property corner of James G. Whitehill of record in Book 9789, Page 929, R.O.D.C.

THENCE, with southeasterly line of James G. Whitehill N 45° 04' 04" E, 221.26 feet to the point of beginning.

Containing 68.222 square feet or 1.57 acres more or less.

LOT 3

Being land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, being generally located east of Interstate 24 and north of Harding Place, also being Lot 3 as shown on the plan of Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C. and being more particularly described as follows:

BEGINNING at an existing concrete monument on the southwesterly right-of-way of Anitoch Pike and being the northwest property corner of Thomas E. Williams et. ux. of record in Book 8945, page 645, R.O.D.C.;

THENCE, leaving said southwesterly right-of-way with the northwesterly line of said Thomas E. Williams, et. ux. S 33° 47' 16" W, 226.15 feet to an existing iron pin on the northeasterly line of Lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.;

THENCE, with the northeasterly line of said Lot 1 Metroplex Section Thirteen the following Call:

N 85° 40' 57" W, 27.40 feet to an existing PK nail;
N 53° 17' 14" W, 233.06 feet to an existing PK nail on the southeasterly line of Lot 2, Metroplex Section Fourteen of record in Plat Book 9700, Page 133m R.O.D.C.;

THENCE, with the southeasterly line of said Lot 2 the following calls:

N 29° 30' 36" E, 195.32 feet to the point;
N 40° 48' 59" E, 67.81 feet to a point on the southwesterly right-of-way of Antioch Pike;

THENCE, with said southwesterly right-of-way along a curve to the left 265.21 feet to the point of beginning, said curve having a radius of 2889.79 feet, a central angle of 05° 15' 30", a tangent of 132.70 feet and a chord of s 48° 46' 09" E, 265.12 feet.

Containing 65,828 square feet or 1.51 acres, more or less.

Being the same property conveyed to South Texas Paddock Park Operating Associates, Limited Partnership, by deed from Walter G. Knestrick of record in Book 10733, page 834, Register's Office of Davdison County, Tennessee.

Together with the rights and easements created in that certain Declaration of Covenants, Restrictions and Easements dated March 1, 1996, filed in Book 9964, page 288 of the Register's Office of Davidson County, Tennessee.