Davidson County DEEDWARR
Recvd: 12/20/07 14:52 6 pgs
Fees:33.00 Taxes:8478.11
20071220-0146300

SPECIAL WARRANTY DEED

Prepared By:
Vicki Papanikolaou
King & Spalding LLP
1180 Peachtree Street, N.E.
Atlanta, Georgia 30309-3521

When Recorded Please Return to:
First American Title Insurance Company
30 N. LaSalle Street, 3rd Floor
Chicago, IL 60602
Attention: Paul Liszewski

Address for New Owner:
INLAND AMERICAN ST PORTFOLIO, L.L.C.
2901 Butterfield Road
Oak Brook, Illinois 60523
Attention: Chief Financial Officer

Name and Address of Person or Entity Responsible for Payment of Real Estate Taxes:
SunTrust Corporate Real Estate Asset Manager
919 East Main Street, 14th Floor
Richmond VA 23219
804-782-5991

Map-Parcel Number:
See **Exhibit A**, attached hereto and incorporated herein by this reference

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STATE OF ~~TENNESSEE~~ ILLINOIS)
COUNTY OF ~~DAVIDSON~~ DUPAGE)

The actual consideration or value, whichever is greater, for this transfer is Two Million Two Hundred Ninety-One Thousand Three Hundred Eighty and 47/100 Dollars ($2,291,380.47).

Affiant — Marcia L. Grant, Assistant Secretary

SUBSCRIBED AND SWORN TO before me, this the 3rd day of December, 2007.

Notary Public

My Commission Expires: 12/14/08

OFFICIAL SEAL
ALICIA M GAWEL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/14/08

E 334
Portfolio 1, Pool 5
Davidson County
TN00172

THIS INDENTURE, made and entered into as of December 10, 2007, by and between **SUNTRUST BANK,** a Georgia banking corporation f/k/a Third National Bank in Nashville, having an office address of 303 Peachtree Center Avenue, 6th Floor, Suite 670, Atlanta, Georgia 30303 (hereinafter referred to as "Grantor"), and **INLAND AMERICAN ST PORTFOLIO, L.L.C.,** a Delaware limited liability company, having an office address of 2901 Butterfield Road, Oak Brook, Illinois 60523 (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: That for and in consideration of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Davidson County, Tennessee and legally described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

The Real Property is improved property having an address of: 2503 Lebanon Road, Nashville, TN.

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the Register of Deeds for Davidson County, Tennessee, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Notwithstanding anything to the contrary herein, the Real Property does not include, and Grantor hereby retains and reserves, and does not convey to Grantee the following (collectively, the "Excluded Items") whether or not any such item constitutes real property or an interest in real property under applicable law: all trade fixtures, equipment, furniture, furnishings, supplies, records, documents, cash, coin, and other items of moveable personal property relating to the operation of Grantor's business, including, without limitation, all safe deposit boxes, modular vaults, vault doors, safes, Grantor identification signage, automated teller machines ("ATM")

connected to or located within the improvements or situated as freestanding structures on any Real Property, and ATM equipment, telecommunication equipment, security systems and equipment, satellite dishes and antennas, computers, computer terminals and computer equipment, and any office equipment (whether leased or owned) located in the improvements. "Excluded Items" does not include, and Grantor by this Deed conveys to Grantee, all heating, ventilation and air conditioning systems, elevators, plumbing and plumbing fixtures, and other mechanical and electrical equipment or fixtures which are necessary for the proper functioning of a building (as opposed to equipment and fixtures which serve the business conducted in the improvements, including branch banks or banking offices).

This Deed may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

GRANTOR:

SUNTRUST BANK,
a Georgia banking corporation

By: _____
Douglas K. Sinclair
Senior Vice President

ACKNOWLEDGMENT

STATE OF GEORGIA

COUNTY OF FULTON

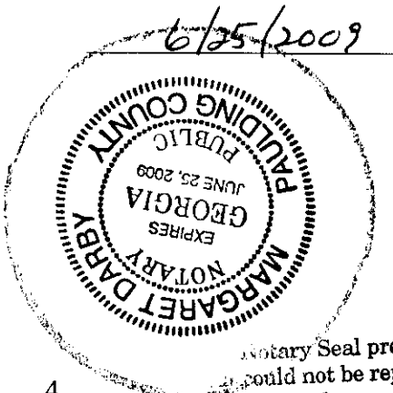
Personally appeared before me, the undersigned authority, a Notary Public for the State of Georgia at large, Douglas K. Sinclair, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of SunTrust Bank, a Georgia banking corporation, and that he as such Senior Vice President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Douglas K. Sinclair, as the Senior Vice President of SunTrust Bank.

WITNESS my hand and official seal at office, this 3rd day of December, 2007.

Margaret Darby
Notary Public

My commission expires:

6/25/2009



Notary Seal present,
could not be reproduced.

Portfolio 1, Pool 5
Davidson County
TN00172

Bill Garrett
Davidson County Register of Deeds

TN00172
NCS #388334
Donelson Branch
Davidson County, TN

EXHIBIT "A"

Parcel A:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows: To-wit:

Being Lot No. 2 on the Map of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 2 fronts 85 feet on the northerly side of Crossfield Drive, and runs back between parallel line, 175 feet to a dead end.

Parcel B:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Beginning on the southerly margin of the Lebanon Pike or Road at a point 130 feet, more or less, East of the easterly margin of McGavock Pike or Lane, the Northeast corner of the property conveyed to R. H. Porter by deed from Archie G. Combs and wife, of record in Book 2137, Page 56, said Register's Office; thence with the southerly margin of said Pike or Road eastwardly 85.9 feet to the Northwest corner of the property conveyed to Mrs. Marguerite Fox Perry by deed from Leona W. Combs, of record in Book 2923, Page 331, as corrected in Book 2993, Page 274, said Register's Office; thence with the westerly line of said Perry property South 11 degrees 15' East 200 feet; thence North 79 degrees 10' East 92.2 feet; thence South 11 degrees 15' East 144.4 feet; thence North 83 degrees 32' West 379.5 feet to the easterly margin of McGavock Pike or Lane; thence with same North 1 degree 49' East 111.6 feet to the Southwest corner of said Porter property; thence with the line of said Porter property North 78 degrees 45' East 130 feet, and North 1 degree 49' East 125 feet to the beginning.

Parcel C:

A tract of land in the third formerly the second, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 & 2 on the Map of J. W. Vaughn and Ellis Bros. Subdivision on the Arch Harper Home Place on the Lebanon Pike, as of record in Book 332, Page 172, Register's Office for said County, described as follows:

Approved 11/30/07

TN00172
NCS #388334
Donelson Branch
Davidson County, TN

Beginning in the center of Lebanon Pike at the Northeast corner of the property conveyed to Evelyn C. Beltran by deed from Leona W. Combs, of record in Book 2739, Page 231, said Register's Office;

Thence with said Beltran's East boundary line southerly 235 feet; thence North 79 degrees 10 minutes East 92.2 feet; thence northwesterly 235 feet to the center of Lebanon Pike; thence with the center of same South 79 degrees ten minutes West 92.2 feet to the beginning.

Being the same property conveyed to Mrs. Marguerite Fox Perry (now Brimm) by deed from Leona W. Combs (now Connor), of record in Book 2923, Page 331, said Register's Office, being replacement for real property devised for life to Marguerite Fox Perry and remainder for Robert E. Perry, Jr., and Frances Perry Rollins (now Marks) by Will of Mrs. Anna May Fox of record in Will Book 66, Page 80 County Court Clerk's Office for Davidson County, Tennessee, and Deed of Correction in Book 4278, Page 162.

This conveyance is made subject to easement for water main in Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 259, said Register's Office, easement for right-of-way of Lebanon Pike lying within boundaries of premises as herein described, and an easement for a sanitary sewer granted Metropolitan Government of Nashville and Davidson County, Tennessee by Marguerite Fox Perry as set out in an instrument of record in Book 4278, Page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Third National Bank in Nashville in Warranty Deed record in Book 4941, Page 378, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Third National Bank in Nashville in Warranty Deed record in Book 4267, Page 705, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Third National Bank in Nashville in Warranty Deed record in Book 4777, Page 903, in the Register's Office for Davidson County, Tennessee.

Parcel Id #09504004100

Approved 11/30/07