Prepared by:
R. Craig Warner Warner
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road., L.B. 48
Dallas, Texas 75240

Party responsible for payment of property taxes:
SEV MetroCenter IV, LLC
4011 Armory Oaks Drive
Nashville, Tennessee 37204

Tax Parcel Identification Numbers:
Map 82-1, Parcel 3; Map 71-13, Parcel 2; Map 71-13, Parcel 11;
Map 71-13, Parcel 21; Map 70-16, Parcel 2; Map 70-12, Parcel 10;
Map 70-12, Parcel 11; Map 70-16, Parcel 35; Map 70-15, Parcel 40

Davidson County DEEDWARR
Recvd: 12/21/07 15:13 16 pg
Fees:83.00 Taxes:17320.65
20071221-0146729

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE '
' KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON '

AMERICAN REALTY TRUST, a Georgia corporation (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by SEV METROCENTER IV, LLC, a Tennessee limited liability company (the "Grantee"), whose address is 4011 Armory Oaks Drive, Nashville, Tennessee 37204, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain tract of land (the "Land") situated in Davidson County, Tennessee, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes; together with all of Grantor's right, title and interest in and to the rights and appurtenances pertaining solely to such Land, including any right, title and interest of Grantor in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent (but only to the extent) that the same relate to the Land, but specifically excluding from the interests conveyed to Grantee hereunder, Grantor's rights, title and interests in and to such rights and appurtenances to the extent they relate to other properties adjacent to, contiguous with or in close proximity to the Land (all of such Land, rights and appurtenances being hereinafter collectively referred to as the "Property").

This conveyance and warranties herein contained is made subject, however, to the matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference for all purposes.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject, however, as aforesaid.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, NO WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SAME, AND HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE AGREES THAT IT HAS TAKEN WHATEVER ACTION AND PERFORM WHATEVER INVESTIGATIONS AND STUDIES GRANTEE HAS DEEMED NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OF, OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO, ANY HAZARDOUS AND/OR TOXIC SUBSTANCES ON OR DISCHARGED TO OR FROM THE PROPERTY. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR OR ANY THIRD PARTY.

There having been a proration of ad valorem taxes and assessments applicable to the Property between Grantor and Grantee, by its acceptance hereof, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the above-described property for 2008 and all subsequent years and further agree to save, defend, indemnify and hold Grantor

harmless from all such taxes and assessments; subject, however, to reproration pursuant to a separate written agreement.

EXECUTED this 19th day of December, 2007.

GRANTOR:

AMERICAN REALTY TRUST, INC., a Georgia corporation

By: _____
Steven A. Shelley, Vice President

WITNESS:

_____
Date: 12/19/07

THE STATE OF TEXAS '
'
COUNTY OF DALLAS '

This instrument was acknowledged before me on December 19, 2007 by Steven A. Shelley, Vice President of AMERICAN REALTY TRUST, INC., a Georgia corporation, on behalf of such corporation.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GEORGIA E. BROOKS
Notary Public, State of Texas
My Commission Expires
December 10, 2010

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $4,681,257.00.

SEV MetroCenter IV, LLC

By: Southeast Venture, LLC, its Manager

By: _____
Name: Cameron W. Sorenson
Title: Vice President

Subscribed and sworn to before me, this 21st day of December, 2007.

_____
NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
7-19-08

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Tract 3A

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the south margin of Great Circle Road and the north margin of Interstate 65 being property conveyed to American Realty Trust, Inc., by deeds of record in Book 11503, Page 900, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of-way of Great Circle Road and the northerly right-of-way of Interstate 65;

THENCE, along said I-65 right-of-way, the following calls:

S 67° 28' 32" W, 86.10 feet to an iron pin;

S 68° 14' 00" W, 67.80 feet to an iron pin;

S 62° 54' 00" W, 69.27 feet to an iron pin;

THENCE, leaving said right-of-way along the easterly line of property conveyed to K and N Office Limited Partnership of record in Book 9728, Page 62, R.O.D.C., N 35° 12' 27" W, 228.73 feet to an iron pin in the southwesterly right-of-way of Great Circle Road;

THENCE, with said right-of-way and a curve concave to the east 377.84 feet to the point of beginning, said curve having a central angle of 77° 19' 01", a radius of 280.00 feet, a tangent of 223.99 feet, and a chord of S 73° 51' 57" E, 349.82 feet.

Containing 9,920 square feet or 0.23 acres, more or less.

Tract 4G

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the southeast corner of the intersection of Great Circle Road and Vantage Way, being Lot 4G as shown on Metrocenter, Tract 4M & 4G of record in Plat Book 6200, Page 751, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Great Circle Road at the termination of Vantage Way;

THENCE, leaving said right-of-way N 54° 47' 33" E, 117.00 feet to a point and the beginning of a curve to the right;

THENCE, with said curve along southerly line of property conveyed to Charles Duncan, et.ux. of record in Inst. No. 20030918138206, R.O.D.C., 165.17 feet to a point, said curve having a central angle of 17° 57' 27", a radius of 527.00 feet, a tangent of 83.27 feet, and a chord of N 63° 46' 17" E, 164.50 feet;

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

THENCE, with said line N 72° 45' 00" E, 102.75 feet to a point in the westerly line of property conveyed to Cumberland Bend Investors, L.P. of record in Book 8800, Page 144, R.O.D.C.;

THENCE, with said westerly line S 20° 00' 00" E, 31.22 feet to a PK nail at the beginning of a curve to the right;

THENCE, continuing with said line, along said curve 194.38 feet to a point, said curve having a central angle of 55° 41' 12", a radius of 200.00 feet, a tangent of 105.64 feet, and a chord of S 67° 39' 36" E, 186.82 feet;

THENCE, along a westerly line of property conveyed to Lineberry Properties, Inc. of record in Inst. No, 2001072679269, R.O.D.C, S 39° 49' 00" E, 203.72 feet to a point at the beginning of a curve to the left;

THENCE, with said curve 93.91 feet to a point, said curve having a central angle o 43° 02' 37", a radius of 125.00 feet, a tangent of 49.29 feet, and a chord of S 61° 20' 25" E, 91.72 feet;

THENCE, with said line S 27° 15' 00" E, 250.76 feet to a point in the northerly right-of-way of Great Circle Road;

THENCE, along said right-of-way the following calls:

S 74° 20' 51" W, 107.50 feet to a concrete monument;
S 67° 28' 32" W, 223.80 feet to a concrete monument at the beginning of a curve to the right;

THENCE, with said right-of-way, along said curve 296.88 feet to a concrete monument, said curve having a central angle of 77° 19' 01", a radius of 220.00 feet, a tangent of 175.99 feet, and a chord of N 73° 51' 58" W, 274.86 feet;

THENCE, with said right-of-way N 35° 12' 27" W, 479.13 feet to the point of beginning.

Containing 321,808 square feet or 7.39 acres, more or less.

Tract 4I
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between Lot 1, Cumberland Bend Business Park of record in Plat Book 4885, page 165, R.O.D.C., and the Cumberland River, being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Interstate 65, said pin being N 86° 37' 37" E, 18.18 feet along said margin from the easterly margin of Great Circle Road;

THENCE, leaving said I-65 with Metro Nashville property, N 17° 58' 54" W, 270.00 feet;

THENCE, S 70° 55' 51' W, 0.69 feet to a point in the east line of 200 Cumberland Bend Real Estate, of record in Instrument No. 20011228143861, R.O.D.C.;

THENCE, with said 200 Cumberland Bend and a curve concave to the west having a central angle of 02° 01' 54",

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

a radius of 225.00 feet and a chord of N 20° 05' 06" W, 7.98 feet for an arc length of 7.98 feet to an iron pin;

THENCE, with a curve concave to the west having a central angle of 05° 57' 10", a radius of 3395.00 feet and a chord of N 24° 04' 36" W, 352.57 feet for an arc length of 352.73 feet to an iron pin;

THENCE, with the south line of Ambrose Printing Company, Inc., of record in Book 5847, page 133, R.O.D.C., N 62° 45' 29" E, 207.75 feet to the low water line of the Cumberland River;

THENCE, with said low water, S 25° 15' 00" E, 351.11 feet to a point;

THENCE, S 15° 00' 00" E, 350.00 feet to a point;

THENCE, S 11° 00' 00" E, 14.00 feet to a point in the north margin of I-65;

THENCE, with said margin, S 86° 36' 18" W, 197.37 feet to the Point of Beginning.

Containing 137,961 square feet or 3.17 acres, more or less.

Tract 4K

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located north of Great Circle Road being Lot No. 2 as shown on Plat of Cumberland Bend Business Park, Section 8, of record in Plat Book 7900, page 376, and being more particularly described as follows:

BEGINNING at a point being N 27° 15' 00" W, 210.58 feet from the centerline intersection of a 25-foot common access and public utility easement and Great Circle Road;

THENCE, along the centerline of a 25-foot common access and public utility easement and a northeast line of property conveyed to Paragon Services L.L.C., of record in Instrument No. 200507070078085, R.O.D.C., N 76° 54' 00" W, 136.42 feet to a P.K. Spike;

THENCE, with a curve concave to the west and the centerline of a 30-foot common access and public utility easement, 53.44 feet to an iron pin, said curve having a central angle of 24° 29' 47", a radius of 125.00 feet, a tangent of 27.14 feet and a chord of N 18° 20' 19" E, 53.04 feet;

THENCE, with said line along said centerline, N 06° 05' 59" E, 42.31 feet to an iron pin;

THENCE, with a curve concave to the west, 73.99 feet to an iron rod, said curve having a central angle of 16° 57' 24", a radius of 250.00 feet, a tangent of 37.27 feet and a chord of N 02° 22' 43" W, 73.22 feet;

THENCE, along the centerline of a 25-foot common access and public utility easement as of record in Book 5035, page 972, R.O.D.C., and the southeastern line of property conveyed to Cumberland Investors, L.P., of record in

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

Instrument No. 200612180155909, R.O.D.C., N 62° 45' 29" E, 84.33 feet to a PK nail;

THENCE, with a curve concave to the south and along the centerline of a 25-foot common access and public utility easement, and the west line of property conveyed to 200 Cumberland Bend Real Estate of record in Instrument No. 20011228143861, R.O.D.C., 113.89 feet to a point, said curve having a central angle of 90° 00' 29", a radius of 72.50 feet, a tangent of 72.51 feet and a chord of S 17° 45' 14"W, 102.54 feet to a point;

THENCE, with said centerline S 27° 15' 00" E, 155.15 feet to the Point of Beginning.

Containing 12,392 square feet or 0.28 acres, more or less.

Tract 8C

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the northwest corner of French Landing Drive and Venture Circle, being a portion of Lot 8C as shown on Metrocenter, Tract 8C, 8D and 8E of record in Plat Book 9700, page 921, R.O.D.C.;

BEGINNING at the point of intersection of the centerline of Venture Circle and the northeasterly right-of-way of French Landing Drive;

THENCE, with said right-of-way with and a curve concave to the south, 225.17 feet to a point, said curve having a central angle of 11° 25' 02", a radius of 1130.00 feet, a tangent of 112.96 feet, and a chord of N 55° 10' 39" W, 224.80 feet;

THENCE, leaving said right-of-way with the easterly line of property conveyed to Lagasse Family Partners, L.P., of record in Instrument No. 2002041949030, R.O.D.C., N 29° 06' 54" E, 265.65 feet to an iron pin;

THENCE, along the northerly line of said property N 66° 15' 50" W, 219.27 feet to a point;

THENCE, along the easterly line of property conveyed to Ross D. Edwards, of record in Instrument No. 200710040118474, R.O.D.C., the following calls:

N 23° 44' 10" E, 46.17 feet to a point,
S 66° 15' 50" E, 24.35 feet to a point,
N 23° 44' 10" E, 5.83 feet to a point,
S66° 15' 50" E 4.58 feet to a point,
N 23° 44' 10" E, 108.00 feet to a point,
N 66° 15' 50" W, 4.58 feet to a point,
N 23° 44' 10" E, 5.83 feet to a point;

THENCE, along the southerly line of property conveyed to Hearthwood Properties No. 4, L.L.C. of record in Instrument No. 200405270062765, R.O.D.C., and Aurora Properties L.L.C. of record in Instrument No.

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

200607060081300, R.O.D.C. the following calls:

S 66° 15' 50" E, 379.36 feet to an iron pin,
S 34° 46' 27" E, 155.88 feet to a point in the centerline of Venture Circle;

THENCE with said centerline and a curve concave to the south 25.67 feet to a point, said cure having a central angle of 14° 42' 33", a radius of 100.00 feet, a tangent of 12.91 feet, and a chord of S 47° 52' 16" W, 25.60 feet;

THENCE, with said centerline, S 40° 31' 00" W, 385.15 feet to the Point of Beginning.

Containing 152,089 square feet or 3.49 acres, more or less.

Tract 15B
Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the west side of Great Circle Road being Lot 15B as shown on Metrocenter, Tracts 15A, 15B of record in Plat Book 7900, page 116, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron rod in the westerly margin of Great Circle Road at the southeast corner of herein described tract;

THENCE, leaving said margin with the northerly line of property conveyed to Self Service Mini Storage of record in Book 10511, page 276, R.O.D.C., S 72° 09' 33" W, 515.17 feet to an iron rod;

THENCE, with a curve concave to the west and the easterly line of property conveyed to Nashville Area United Way of record in Book 5345, page 229, R.O.D.C., 225.92 feet to an iron rod, said curve having a central angle of 12° 56' 39", a radius of 1000.00 feet, a tangent of 113.44 feet and a chord of N 40° 26' 33" W, 225.44 feet;

THENCE, along the southeasterly line of property conveyed to Aurora Properties, L.L.C. of record in Instrument No. 200607060081300, R.O.D.C., N 40° 53' 08" E, 557.71 feet to a point in the southwesterly right-of-way of Great Circle Road;

THENCE, along said right-of-way, S 68° 23' 52" E, 4.91 feet to a concrete monument;

THENCE, with a curve concave to the west 312.77 feet to a concrete monument, said curve having a central angle of 51° 47' 33", a radius of 346.00 feet, a tangent of 167.99 feet and a chord of S 42° 28' 28" E, 302.23 feet;

THENCE, continuing along said right-of-way S 16° 34' 43" E, 219.95 feet to the Point of Beginning.

Containing 211,725 square feet or 4.86 acres, more or less.

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

Tract 18A

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Athens Way and Great Circle Road, being Lot 18A as shown on the Plat of Metrocenter, Tract 18 of record in Plat Book 8250, page 938, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the west margin of Athens Way at the southeast corner of herein described tract;

THENCE, leaving said margin, with the north line of FED VI, LLC, of record in Book 11116, page 596, R.O.D.C., N 66° 15' 50" W, 972.64 feet to an iron pin;

THENCE, with the east line of Tennessee Football, L.P., of record in Book 10933, page 809, R.O.D.C., the following calls:

With a curve concave to the west having a central angle of
02° 14' 45", a radius of 392.00 feet and a chord of
N 44° 02' 04" E, 15.36 for an arc length of 15.37 feet to a point,

N 42° 54' 41" E, 185.00 feet to a point,

With a curve concave to the east having a central angle of
60° 00' 00", a radius of 408.00 feet and a chord of
N 72° 54' 41" E, 408.00 feet for an arc length of 427.26 feet
to a monument in the south margin of Great Circle Road;

THENCE, with said margin, S 77° 05' 19" E, 519.72 feet to an iron pin;

THENCE, with a curve concave to the south having a central angle of 90° 00' 00", a radius of 50.00 feet and a chord of S 32° 05' 19" E, 70.71 feet for an arc length of 78.54 feet to an iron pin in the west margin of Athens Way;

THENCE, with said margin, S 12° 54' 41" W, 15.38 feet to an iron pin;

THENCE, with a curve concave to the west having a central angle of 10° 49' 28", a radius of 1458.00 feet and a chord of S 18° 19' 24" W, 275.04 feet for an arc length of 275.45 feet to an iron pin;

THENCE, S 23° 44' 10" W, 224.84 feet to the Point of Beginning.

Containing 422,468 square feet or 9.70 acres, more or less.

Tract 18D

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Athens Way being Lot No. 18D as shown on the Plan of Resubdivsion of Metrocenter, Tract 18C of record in Instrument No. 200512270153815, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Athens Way at the southeast corner of herein described tract;

THENCE, leaving said margin with the north line of Lake Front Office Park, L.L.C., of record in Instrument No. 200709180111749, R.O.D.C., N64°01'02"W, 952.42 feet to a point;

THENCE, with the east line of Tennessee Football, L.P. of record in Book 10933, page 809, R.O.D.C., N19°30'00"E, 906.56 feet to a point;

THENCE, with the south line of Fed VI, LLC of record in Book 11116, page 596, R.O.D.C., S39°34'46"E, 319.57 feet to a point;

THENCE, S50°38'05"E, 144.29 feet to an iron pin;

THENCE, S66°15'50"E, 234.12 feet to an iron pin;

THENCE, with the line of Tennessee Bankers Association of record in Instrument No. 200512290156426, R.O.D.C. the following calls:

S55°10'51"W, 65.15 feet to an iron pin,
S05°54'36"E, 292.80 feet to an iron pin,
S31°37'09"W, 327.37 feet to a nail in root of 12" Hackberry,
S54°52'00"E, 316.74 feet to an iron pin in the westerly margin of Athens Way;

THENCE, with a margin and a curve concave to the west having a central angle of 01°58'14", a radius of 1867.86 feet and a chord of S38°31'03"W, 64.24 feet for an arc length of 64.24 feet to the point of beginning.

Containing 557,878 square feet or 12.81 Acres, more or less.

Tract 30

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the west margin of Great Circle Road being Lot No. 30 as shown on the Resubdivision of Lots 30 & 30A, Metrocenter, Section 2 of record in Plat Book 7900, page 331, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way of Great Circle Road being the northeast corner of herein described tract;

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

THENCE, along said right-of-way, S 11° 19' 00" E, 294.04 feet to a concrete monument;

THENCE, with said right-of-way and a curve concave to the east 244.71 feet to an iron pin, said curve having a central angle of 26° 53' 37", a radius of 521.34 feet, a tangent of 124.65 feet, and a chord of S 24° 45' 48" E, 242.47 feet;

THENCE, leaving said right-of-way with the northerly line of property conveyed to Triple Five, LLC, of record in Instrument No. 200212060150690, R.O.D.C., the following calls:

S 51° 47' 21" W, 60.00 feet to an iron pin;
S 77° 07' 00" W, 489.75 feet to a point in an easterly line of property conveyed to Metropolitan Government Rhodes Municipal Park of record in Book 5588, page 393, R.O.D.C.;

THENCE, with said Park property the following calls:

N 06° 43' 50" E, 422.28 feet to a point;
N 11° 19' 00" W, 159.15 feet to a point;

THENCE, with the southerly line of property conveyed to Ebon-Falcon L.L.C., of record in Instr. No. 200709070107478, R.O.D.C., N 77° 07' 00" E, 356.00 feet to the Point of Beginning.

Containing 229,412 square feet or 5.27 acres, more or less.

Being part of the same property conveyed to American Realty Trust, Inc., a Georgia corporation by Special Warranty Deed from SunTrust Banks, Inc., a Georgia corporation of record in Book 11503, page 900, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

1. Taxes for the year of 2008 and subsequent years.

2. Restrictive Covenant in favor of Arby's Inc. of record in Book 9382, page 56 said Register's Office.

3. Restrictive Covenant in favor of Taco Bell Corp., of record in Book 9420, page 176 said Register's Office.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, page 952 and as amended in Book 10602, Page 499, and as affected by Waiver in Instrument No. 20060531-0063833, said Register's Office.

5. Terms, conditions, easements, rights and liens in favor of Mat-Nel Company, as set forth in the Master Deed of record in Book 5028, page 333, as amended in Book 5035, page 972, said Register's Office.

6. Subject to all matters shown on the Plan of record in Plat Book 4675, page 48, Register's Office for Davidson County, Tennessee.

7. Easement for Ingress and Egress of record in Book 4927, page 511, said Register's Office, granted to serve Lot No. 1 on the plan of MetroCenter of record in Book 4675, page 48, and Lot No. 2A on the plan of Metrocenter of record in Book 5060, page 85, said Register's Office, as shown on survey of Barge, Waggoner, Sumner & Cannon dated May 25, 1999, Wendell H. Talley, Sr., TRLS No. 785, File No. 11469-85.

8. Divided Tank with 42" RCP as shown on said survey.

9. Restrictive Covenants of record in Book 4784, page 659, as amended by Amendment to Protective Covenants and Waiver of Repurchase Right for Metrocenter Tracts, of record in Book 11503, page 607, said Register's Office.

10. Subject to all matters shown on the Plan of record in Plat Book 6200, page 751, Register's Office for Davidson County, Tennessee.

11. Subject to all matters shown on the Plan of record in Plat Book 4660, page 181, Register's Office for Davidson County, Tennessee.

12. Cheatham Dam Flowage Easement of record in Book 2281, page 631, as amended in Book 2290, page 256, said Register's Office.

13. Title to that portion of the premises lying between the high and low water marks of the Cumberland River.

14. 15 foot Right-of-Way Easement granted to Colonial Pipeline Company of record in Book 5039, page 193, as amended in Book 5232, page 252, said Register's Office.

15. Permanent Levee Access Easement of record in Instrument No. 20001101-0108591, said Register's Office.

16. Subject to all matters shown on the Plan of record in Plat Book 7900, page 376, Register's Office for Davidson County, Tennessee.

17. 30 foot common access and public utility easement for Cumberland Bend as shown on the plan attached as Exhibit "A" to instrument of record in Book 5035, page 972, said Register's Office, and specifically shown on page 975, and as shown on the plat of record in Book 7900, page 376, Register's Office for Davidson County, as shown on said survey.

18. Subject to rights of others in and to the common areas/elements, consisting of the common access areas shown on the Plan of record in Book 7900, page 376, said Register's Office.

19. Subject to all matters shown on the Plan of record in Plat Book 9700, page 921, Register's Office for Davidson County, Tennessee.

20. Terms, conditions, easements, rights and liens as set forth in The Master Deed of record in Book 5026, page 783, as amended in Book 5035, page 967, said Register's Office, in favor of MetroCenter Properties.

21. 15 foot Electrical Easement of record in Book 7900, page 116, said Register's Office.

22. Common Access and Utility Easement (Venture Circle, a private road) of record in Book 7900, page 116, said Register's Office.

23. Subject to all matters shown on the Plan of record in Plat Book 7900, page 116, Register's Office for Davidson County, Tennessee.

24. Nashville Electric Service Pad Easement of record in Book 4945, page 593, said Register's Office.

25. Easement Agreement by and between American Realty Trust, Inc. and Hearthwood Properties No. 4, LLC, a Tennessee limited liability company, of record in Instrument No. 20050721-0085321, said Register's Office.

26. Waiver of Special Covenants and Restrictions of record in Instrument No. 20060531-0063833, said Register's Office.

27. Subject to all matters shown on the Plan of record in Plat Book 8250, page 938, Register's Office for Davidson County, Tennessee.

28. Council Bill No. 73-608 which provides for the dedication of permanent easements for the operation and maintenance of the pumping station and outlet works, levees, lakes and canals as needed for flood control and will also provide for reasonable public access for recreational use of the lakes, canals and levee areas, as shown on survey of Barge, Waggoner, Sumner and Cannon dated May 25, 1999, by Wendell H. Talley, Sr., TRLS No. 785, File No. 11469-85, and as amended by Council Bill 86-1346 to abandon the recreation easement and amend other aspects of the original bill, and as further amended by council Bill No. 092-494 in which Metropolitan Government assumes responsibility for operation and maintenance of the pumping station.

29. Terms, provisions and conditions of any and all permits relating to the conservation easement shown on the plat of record in Book 8250, page 938, said Register's Office, including U.S. Army Corps of Engineers file 97002700 and Tennessee Department of Environment and Conservation, Division of Water Pollution Control, Aquatic Resource Alteration Permit #97-248.

30. Subject to all matters shown on the Plan of Resubdivision of MetroCenter, Tract 18C, of record in Instrument No. 20051227-0153815, Register's Office for Davidson County, Tennessee.

31. Subject to all matters shown on the Plan of record in Plat Book 7900, page 331, Register's Office for Davidson County, Tennessee.

32. Subject to rights of others in and to the common areas and/or elements.

33. Underground and PAD Mounted Transformer Easement of record in Book 5055, page 81, Register's Office of Davidson County, Tennessee.

34. 50 Foot common access and public utility easement of record in Plat Book 4885, page 165, Register's Office of Davidson County, Tennessee.

35. Subject to matters shown on surveys of William C. Cockrill, TN RLS No. 1401, of Barge, Waggoner, Sumner & Cannon, Inc., dated December 20, 2007.