STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,669,495.00.

Wayne Crim
Affiant

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

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/21/07 15:16 2 pgs
Fees:13.00 Taxes:13577.13
20071221-0146730

This instrument was prepared by:
Wayne Crim
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
SEV MetroCenter IV, LLC 4011 Armory Oaks Drive Nashville, TN 37204	SAME	070-11-0-005.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAKEVIEW PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **SEV METROCENTER IV, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Second Revision Resubdivision of Tracts 28 and 31 Section II, Metrocenter, of record in Book 7900, page 366, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lakeview Properties, LLC, a Tennessee limited liability company by Special Warranty Deed from Fountain Square Joint Venture, a Tennessee general partnership, of record in Book 10283, Page 362, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 7900, page 366, Register's Office for Davidson County, Tennessee.

2. Metropolitan Government easement for operation and maintenance of flood control levee and outlet works, including retention lakes (Lake MetroCenter and Amulet Lake) and drainage canals as contained in Metro Council Bill No. 73-608, Metro Council Bill No. 86-1346 and Metro Council Bill No. 92-494.

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

4. Restrictive covenants – Mat-Nel Company of record in Book 4784, page 659, as made applicable to this property by restrictive covenants – MetroCenter Properties, of record in Book 7012, page 62; Modification to Restrictive Covenants – MetroCenter Properties of record in Book 5792, page 787; restrictions against competing hotels or motels in Exclusive Covenant – MetroCenter Properties of record in Book 5225, page 120; and restrictions in Declaration of record in Book 7012, page 61, Register's Office for Davidson County, Tennessee, (Provided, however, that the right of repurchase in favor of MetroCenter Properties (or the Mat-Nel Company) as set forth in Book 4784, Page 698, and in Book 5242, page 393, has been released by instrument of record in Book 8064, page 560), all in the Register's Office for Davidson County, Tennessee.

5. All easements and setbacks appearing on a survey prepared by R. Scott Cherry, a Tennessee Registered Land Surveyor, License No. 1512, of Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated December 20, 2007 and designated File No. 07096.

This property is unimproved property known as 0 Great Circle Road, Nashville, Tennessee 37228.

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

GRANTOR does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 21st day of December, 2007.

LAKEVIEW PROPERTIES, LLC
A Tennessee Limited Liability Company

By: Walter E. Strickland
WALTER E. STRICKLAND
CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Larry R. Williams, a Notary Public of the State and County aforesaid, personally appeared WALTER E. STRICKLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of LAKEVIEW PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as CHIEF MANAGER.

Witness my hand and official seal, this 21 day of December, 2007.

Larry R. Williams
Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.