Davidson County DEEDWARR
Recvd: 01/07/08 14:29 7 pgs
Fees:38.00 Taxes:3288.48

20080107-0001913

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
FIRST AMERICAN TITLE
Insurance Company
National Commercial Services
7370 College Parkway, Suite 104
Fort Myers, Florida 33907

Address for New Owner:
INLAND AMERICAN ST PORTFOLIO II, 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~~)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Eighty-Eight Thousand Seven Hundred Seventy-Seven and 88/100 Dollars ($888,777.88).

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

Port. 2, Group 1, Pool 2
Davidson County
TN00162

THIS INDENTURE, made and entered into as of December 20, 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 II, 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: 4604 Charlotte Avenue, 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

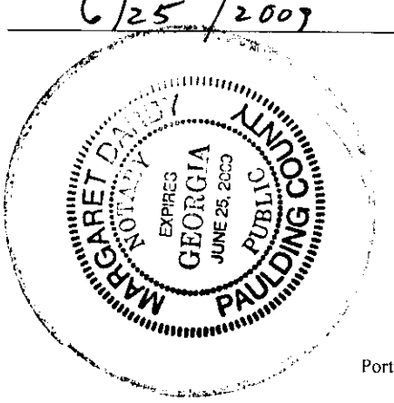
Personally appeared before me, the undersigned authority, a Notary Public for the State of Georgia at large, Douglas K. Sinclair, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of SunTrust Bank, a Georgia banking corporation, and that he 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



Port. 2, Group 1, Pool 2
Davidson County
TN00162

TN00162
NCS #388329
West Nashville Branch
Davidson County, TN
Map 091-16-003.00

EXHIBIT A

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

Being lots numbers 501-503-505 and 507 in Block 67 on plan I of West Nashville, as per plan in Plan Book 57, Pages 74-75 in the Register's Office of said Davidson County.

Being the same land described by deed dated December 14, 1923, by Frank H. Alley and wife, Elma C. Alley, as grantors, to Standard Oil Company of Louisiana, a Louisiana corporation, as grantee, and recorded in the Register's Office of Davidson County, Tennessee, in Book 636, Page 316. Further conveyed to Third National Bank in Nashville of record in Book 5248, page 91 ROD, TN

Save & Except:

The following tract or parcel of land, together with the six-room frame residence located thereon, lying and being in the City of Nashville, County of Davidson, State of Tennessee, known and described as follows:

Beginning at a point seventy-two (72) feet North of the intersection of the North line of Charlotte Avenue with the West line of 46th Street; thence northwardly along said West line of 46th Street, and East line of Lot No. 501, seventy-eight (78) feet to a twenty-five (25) foot alley; thence westwardly along South margin of said alley and parallel with Charlotte Avenue one hundred ten (110) feet to Northwest corner of Lot No. 507; thence southwardly along West line of Lot No. 507 and parallel with 46th Street seventy-eight (78) feet, thence East parallel with Charlotte Avenue one hundred ten (110) feet to the point of beginning.

Being the same land described by deed dated July 9, 1937, by Standard Oil Company of Louisiana, a Louisiana corporation, as grantor, to Joseph R. Pratt, and Andrew B. Pratt, as grantees, and recorded in Davidson County, Tennessee, as Microfilm 1954.

Approved 11/16/07

TN00162
NCS #388329
West Nashville Branch
Davidson County, TN

Standard Oil Company of Louisiana changed its name to Standard Oil Company of New Jersey, a Delaware corporation, on December 31, 1944. Standard Oil Company of New Jersey changed its name to Esso Standard Oil Company, a Delaware corporation, on January 28, 1948. Esso Standard Oil Company, a Delaware corporation, merged into Humble Oil & Refining Company, a Delaware corporation, on December 31, 1959. Exxon Corporation, a New Jersey corporation, is the successor by merger to Humble Oil & Refining Company, a Delaware corporation.

Being the same property described in that deed by and between Exxon Corporation, Donor, and the Exxon USA Foundation, Donee, dated November 7, 1977 and recorded in

Tract 2

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

Land in Davidson County, Tennessee, being Lots Nos. 509, 511 and 513 of Block No. 67, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 509, 511 and 513 front together 75 feet on the northerly margin of Charlotte Avenue and extends back between parallel lines 150 feet to an alley.

And being the same lands conveyed unto the said Howard L. Gibson by James E. Covington, Clerk and Master, by deed of record in the Register's Office of Davidson County, Tennessee in Book 2336 Page 387; said deed having been executed pursuant to a decree of the Chancery Court of Davidson County, Tennessee in the case of Sarah Rubenstein Gross, et al v. Howard L. Ginsonm et al. Further conveyed to Third National Bank in Nashville of record in Book 2378 page 102 RODC, TN

Tract 3 (ATM Tract)

A certain tract of parcel of land is Davidson County, State of Tennessee:

Being Lots 510 and 512 of Block No. 69, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Approved 11/16/07

Said lots Nos. 510 and 512 front together 50 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley. Being the same real property conveyed to Walter W. Lowell and wife, Lula McNeill Lowell, by deed from Louise Stephens, Trustee, dated June 19, 1954, filed June 21, 1954, and recorded in book 2282, page 535, said Register's office.

A certain tract of parcel of land is Davidson County, State of Tennessee:

Being Lots No. 514 and 516 of Block No. 69, Plan No. 1 West Nashville, as of record book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 514 and 516 front together 50 feet on the southerly side of Alabama Avenue and run between parallel lines 150 feet to an alley.

Being the same real property conveyed to Carlis S. Gore and wife, Louis Dempsey Gore, by deed from Roy Dewitt Barnett and wife, dated June 1, 1951, filed June 14, 1953 and recorded in Book 1977 page 172, said Register's Office.

Being the same property conveyed to Third National Bank in Nashville from Walter W. Lovell and wife, Lula McNeill in Deed of record in Book 2901, page 327, Register's Office for Davidson County, Tennessee and the being same property conveyed to Third National Bank in Nashville, Tennessee from Carlis F. Gore and Louise Dempsey Gore in Deed of Record in Book 3256, page 79 Register's Office for Davidson County, Tennessee.

Approved 11/16/07