Davidson County DEEDWARR
Recvd: 01/07/08 14:31 6 pgs
Fees:33.00 Taxes:5364.33

20080107-0001915

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~~ DUPAGE)

The actual consideration or value, whichever is greater, for this transfer is One Million Four Hundred Forty-Nine Thousand Eight Hundred Eighteen and 92/100 Dollars ($1,449,818.92).

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 10
Davidson County
TN00168

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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: 202 Gallatin Road South, Madison, 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

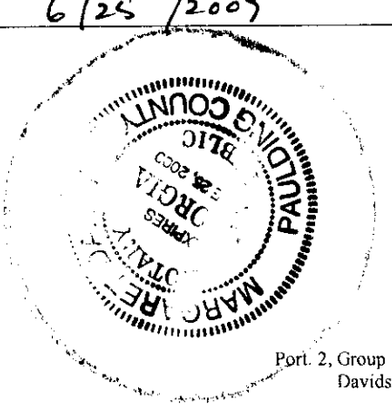
Personally appeared before me, the undersigned authority, a Notary Public for the State of Georgia at large, Douglas K. Sinclair, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of SunTrust Bank, a Georgia banking corporation, and that he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

My commission expires:

6/25/2009



Port. 2, Group 1, Pool 10
Davidson County
TN00168

TN00168
NCS #388332
Madison Branch
Davidson County, TN

Map 042-16 parcel 101.00

EXHIBIT A

Parcel A

A certain lot or parcel of land situate in Davidson County, Tennessee, and further described as follows:

Being parts of Lot Nos. 38 and 39 on the plan of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of the Gallatin Pike at the Southwest corner of the property conveyed to Old Hickory Coal and Ice Company by deed from G. A. Burroughs and wife, of record in Book 821, Page 488, said Register's Office; thence with said Coal and Ice Company's Southerly line Westwardly 140 feet to their Southwest corner; thence with their West line Northwardly 70 feet to their Northwest corner; thence Westwardly 60 feet; thence Southwardly 186 feet to the line between Lot Nos. 37 and 38; thence with the line between said Two Lots eastwardly 60 feet; thence Northwardly 60 feet to the Northwest corner of R. L. Jones' 1st; thence with Jones' line Eastwardly 140 feet to the Westerly margin of said Gallatin Pike; thence with the Westerly margin of said Pike Northwardly 5 feet to the beginning.

Being parts of the property conveyed to the undersigned Leon Gilbert by deed from Southern Securities Company, of record in Book 892, Page 187, R. O. D. C., Tennessee, to which reference is here made. Further conveyed to Third National Bank in Nashville of record in Book 2041, page 629 RODC, TN

Parcel B

The Northerly thirty five feet of the Easterly 140 feet of Lot No. 38, and the Southerly 35 feet of the Easterly 140 feet, of Lot No. 39, on the map of Douglas Levine's sub-division, Madison, Tennessee, as of record in Book 547, Page 44, Register's Office, for Davidson County, Tennessee.

Said parts of Lots 38 and 39 front together 70 feet on the Westerly side of Gallatin Pike and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Third National Bank in Nashville by deed from Old Hickory Coal & Ice Company of record in Book 2042, page 35 RODC, TN

Approved 11/19/07

TN00168
NCS #388332
Madison Branch
Davidson County, TN

Parcel C

Land in Davidson County, Tennessee, being a portion of Lot No. 1, as shown on the final plat of Kroger-Super X Shopping Center Property, Madison, Tennessee, and recorded in Book 5800, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of Lot No. 2 of the before mentioned subdivision, thence N 89° 03' 45" W 140 feet to a point; thence S 00° 56' 15" W 10 feet to a point; thence, S 89° 35' 56" E 139.97 feet to a point in the Westerly margin of Gallatin Road; thence with said margin, N 01° 10' 49" E 8.69 feet to the point of beginning.

Being the same property conveyed to Third National Bank in Nashville by Quitclaim Deed from The Kroger Co. of record in Book 6202, page 407 RODC, TN.

Approved 11/19/07