Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 220
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/19/08 11:13 2 pgs
Fees:13.00 Taxes:2035.00

20080219-0015778

LORA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me this 5th day of February 2008.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
SOSA PROPERTIES, LLC 30 Harding Place Drive Nashville, TN 37211	NEW OWNER	Map 147-3, Parcel 57

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harding Place, LLC, a Delaware limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to SOSA PROPERTIES, LLC., hereinafter called the Grantee(s), their heirs 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. 6 as shown on the Plan of Final Plat Unified Plat of Subdivision Harding Mall Outlots of record in Instrument No. 20050728-0088578 and Instrument No. 20050803-0091049, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Harding Place, LLC, a Delaware limited liability company, by Successor Trustee's Deed from Russell A. Miller, Successor Trustee, of record as Instrument No. 20050211-0016144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year of 2007 and thereafter. 2) All matters shown on the Plans of Final Plat Unified Plat of Subdivison Harding Mall Outlots of record in Instrument No. 20050728-0088578 and Instrument No. 20050803-0091049, Register's Office of Davidson County, Tennessee. 3) Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 10360, page 284; Book 10360, page 293; and Book 10360, page 296, said Register's Office. 4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, as set for in instrument recorded in Book 3312, page 560, which was superseded by instrument in Book 8917, page 587. 5) Slope Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6764, page 97. 6) Cross Access Easement Agreement of record in Book 9087, page 101 as re-recorded in Book 9100, page 929, as amended in Book 9776, page 984, said Register's Office. 7) Sanitary Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6764, page 97, said Register's Office. 8) Easement for the flow of Seven Mile Creek. 9) Cross Access Easement Agreement of record in Book 9087, page 101 as re-recorded in Book 9100, page 929, as amended in Book 9776, page 984, said Register's Office. 10) Easements with Covenants and Restrictions Affecting Land by and between Harding Place, LLC, a Delaware limited liability company, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust, of record in Instrument No. 20060310-0028257, said Register's Office. All of record in the register's office for Davidson County, Tennessee.

This property is improved property known as 30 Harding Place Drive, Nashville, TN 37211

Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant specially and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth above).

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 5th day of February, 2008.

Harding Place, LLC, a Delaware Limited Liability Co.
By: Regency Realty Group, Inc., a Florida Corporation,
its Manager
BY: _____

Its: Vice President

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Coats, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Harding Place LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 5th day of February, 2008.

_____
Notary Public

My commission expires: Sept. 30, 2008

KATIE HODGE NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT. 30, 2008

_____
Notary Public

My Commission expires: _____

FILE NO: TN2007100571