OWNER/RESPONSIBLE TAXPAYER:

Lowe's Home Centers, Inc.
1000 Lowe's Boulevard
Moorseville, North Carolina 28115
Attn: Tax Department (Mail Code 2ETA)

THIS INSTRUMENT PREPARED BY:

Lewis, Rice & Fingersh
500 North Broadway, Ste 2000
St. Louis, MO 63102
Attn: Dana M. Malkus
(314) 444-7600

MAP 50, part of Parcels 45, 47.01 and 49.

Davidson County DEEDWARR
Recvd: 04/24/08 10:52 5 pgs
Fees:28.00 Taxes:13054.93
20080424-0041924

GENERAL WARRANTY DEED

THIS DEED made and entered into ~~this~~ as of 15TH day of ~~February~~ April, 2008, by and between NASHVILLE COMMONS, LP, a Pennsylvania limited partnership ("**Grantor**"), and LOWE'S HOME CENTERS, INC., a North Carolina corporation, whose tax mailing address is 1000 Lowe's Boulevard, Mooresville, North Carolina 28115, Attn: Tax Department (mail code 2ETA).

WITNESSETH, that Grantor, in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration, paid by Grantee (the receipt of which is hereby acknowledged) do by these presents, grant, bargain and sell, convey and confirm unto Grantee and its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Davidson, and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the Property, as above described, with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto its successors and assigns forever; Grantor hereby covenanting that it is lawfully seised of an indefeasible estate in fee of the Property herein conveyed; that it has good right to convey the same; that the said Property is free and clear from any encumbrance done or suffered by them or those under whom they claim; and that it will WARRANT AND DEFEND the title of the said Property unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, subject only to those matters set forth in Exhibit B attached hereto and incorporated herein.

[Grantor signature on following page.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

NASHVILLE COMMONS, LP, a Pennsylvania limited partnership

By: _____
Name: George D. Zamias
Title: managing Member

Commonwealth
OF Pennsylvania }
} ss :
COUNTY OF Cambria }

On this 22nd day of February, 2008, before me, a Notary Public within and for said County, personally appeared George D. Zamias to me personally known, being first by me duly sworn, did say that she or he is the Managing Member of Nashville Commons, LP, a Pennsylvania limited partnership, and that said instrument was signed on behalf of said limited partnership by authority of its Managing Member ~~and~~ _____ acknowledged said instrument to be the free act and deed of said limited partnership.

Witness my hand and official seal at office this 22nd day of February, 2008.

Melinda L. Harrison
Notary Public

My Commission Expires:

NOTARIAL SEAL
Melinda L. Harrison, Notary Public
Johnstown, Cambria County, PA
My Commission Expires June 28, 2008

MELINDA L. HARRISON
COMMONWEALTH OF PENNSYLVANIA

1437607.01/S

EXHIBIT A

Legal Description of the Property

A tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and being Lot 2B on the Final Plat of Nashville Commons, First Revision, which plat is of record in Instrument No. 20080228-0019514 Register's Office for said County. Said Lot is more particularly described as follows as per the survey of Gresham Smith & Partners, Kenneth D. Church, TN No. 1004:

Beginning at a point in Anchor Property Holdings, LLC deed instrument 20050105-0001691 said point being located North 83 degrees 51 minutes 06 seconds West 907.71 feet from a point in the West right of way line of Dickerson Road common corner with David R. Hemphill, deed book 5650 page 143 R.O.D.C tax map 50 parcel 105 thence across Lot 2A the following eight (8) calls and distances;

1. South 05 degrees 48 minutes 18 seconds West 913.25 feet to a point;
2. North 73 degrees 17 minutes 43 seconds West 377.45 feet to a point;
3. South 51 degrees 24 minutes 53 seconds West 20.75 feet to a point;
4. North 73 degrees 17 minutes 44 seconds West 243.61 feet to a point;
5. South 40 degrees 25 minutes 05 seconds West 18.61 feet to a point;
6. South 16 degrees 42 minutes 17 seconds West 53.57 feet to a point;
7. North 73 degrees 25 minutes 00 seconds West 126.22 feet to a point; feet to a point corner with lot 1;
8. North 16 degrees 40 minutes 30 seconds East 874.11 feet to a point in the line of corner in Anchor Property Holdings, LLC deed instrument 20050105-0001691;

Thence with the line of Anchor Property Holdings, South 83 degrees 50 minutes 12 seconds East 604.54 feet to the point of beginning.

Being PART of the same property conveyed to Nashville Commons, LP by deeds of record in Instrument NOS. 20070405-0041299 THRU 20070405-0041304, RODCT.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2008, a lien not yet due and payable.

2. Stormwater Detention Agreement recorded in Instrument 20070320-0033655, the location of which is limited to the area noted as "Drainage Easement" as shown on the Final Plat of the Nashville Commons, First Revision, of record as Instrument No. 20080228-0019514, Register's Office for Davidson County, Tennessee.

3. Easements, Restrictions and Covenants recorded in Instrument Number 20070405-0041313, in Register's Office of Davidson County, Tennessee.

4. Final Plat of the Nashville Commons, First Revision, of record as Instrument No. 20080228-0019514, Register's Office for Davison County, Tennessee, as to the following matters: gas line easement; 10 foot gas line easement; Nashville Electric Service easements; public utility easement; 50 foot private ingress/egress easement; private ingress/egress easement; and drainage easement

5. Conservation Easement recorded in Instrument No. 20070405-0041311, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

STATE OF NORTH CAROLINA
COUNTY OF WILKES

The actual consideration or value whichever is greater, for this transfer is $3,528,360.00.

LOWE'S HOME CENTERS, INC.

By: Gary E. Wyatt
Name: Gary E. Wyatt
Title: Senior Vice President

Subscribed and sworn to before me this the 2 day of April, 2008.

(Affix Seal) *Notary Public* Teresa F. Lococo

My commission expires: 4-7-10

TERESA F. LOCOCO
Notary Public
North Carolina – Wilkes County
My Commission Expires 4-7-10

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