Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Due West Professional Building, LLC 50 Music Square West Nashville, TN 37203	Map/Par. 51-8/218	Grandbridge Real Estate Capital LLC 227 W. Trade Street, Suite 400 Charlotte, NC 28202 ATTN: Annie H. Martin
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MRW RETAIL JOINT VENTURE,** a Tennessee joint venture (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **DUE WEST PROFESSIONAL BUILIDNG, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plat of Subdivision of Due West Shopping Center of record in Book 7900, page 609, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/18/08 14:15 4 pgs
Fees:23.00 Taxes:5445.89
20080818-0084729

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,471,862.50.

Howard Cox
Affiant

Subscribed and sworn to before me this 15th day of August, 2008.

Loretta B. Lane
Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4255, page 490, Register's Office for Davidson County, Tennessee.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5368, page 988, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 5337, page 600, Register's Office for Davidson County, Tennessee. (Tract II – Easement)

6. Easement to Davidson County of record in Book 3429, page 88, Register's Office for Davidson County, Tennessee. (Tract II – Easement)

7. Easement for ingress and egress of record in Book 3308, page 19, Register's Office for Davidson County, Tennessee. (Tract II – Easement)

8. Deed of Declaration of record in Book 9116, page 593, Register's office for Davidson County, Tennessee.

9. Reciprocal Ingress, Egress and Parking Easement Agreement of record in as Instrument No. 20010802-0082479, as amended in Amendment to Reciprocal Ingress, Egress and Parking Easement Agreement of record as Instrument No. 20010802-0082480, Register's Office for Davidson County, Tennessee.

10. Terms and provisions of Lease of record as Instrument No. 20040510-0053255, Register's Office for Davidson County, Tennessee.

11. Reciprocal Easement Agreement of record as Instrument No. 20040922-0114044, Register's Office for Davidson County, Tennessee.

12. Rights or claims of tenants in possession under unrecorded leases.

13. Grantor makes no representation as to acreage or area of the Property.

14. Deed of Trust, Assignment of Leases and Security Agreement from MRW Retail Joint Venture to George E. Mudter, Jr., Trustee for the benefit of Liberty Life Insurance Company of record as Instrument No. 20020520-0061256, as amended by Instrument of Correction of Loan Documents of record as Instrument No. 20020610-0070098, Register's Office for Davidson County, Tennessee.

15. Assignment of Leases and Rents of record as Instrument No. 20020520-0061257, as amended by Instrument of Correction of Loan Documents of record as Instrument No. 20020610-0070098, Register's Office for Davidson County, Tennessee.

16. UCC Financing Statement of record as Instrument No. 20020522-0062365, as amended by Instrument of Correction of Loan Documents of record as Instrument No. 20020610-0070098, as continued by Instrument No. 20061130-0147684, Register's Office for Davidson County, Tennessee.

This is improved property located at 116 Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments,

estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise..

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 15th day of August, 2008.

MRW RETAIL JOINT VENTURE, a Tennessee Joint Venture

By: GRW Properties IV, LLC, Managing Venturer

By: _____
Glenn R. Wilson
Chief Manager

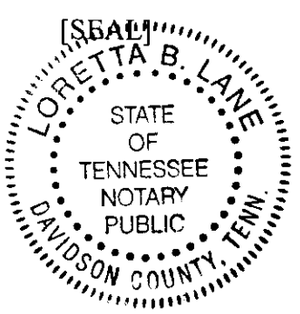
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Loretta B. Lane, a notary public of the state and county aforementioned, Glenn R. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is Chief Manager of GRW Properties IV, LLC, a limited liability Company, that is the managing venturer of MRW Retail Joint Venture, a Tennessee Joint Venture, and that he as Chief Manager, of GRW Properties IV, LLC, is authorized by MRW Retail Joint Venture, to execute this instrument on behalf of MRW Retail Joint Venture.

Witness my hand, at office, this 15th day of August, 2008 .

_____
NOTARY PUBLIC
My Commission Expires: 11-14-09

[SEAL]



1927216 v1
102266-035 8/15/2008

EXHIBIT A

Tract 1:

Being a tract of land lying n Nashville, Davidson County, Tennessee, also being Lot 2 on the subdivision of Due West Shopping Center, as of record in Plat Book 7900, page 609, register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. Scott Cherry T.L.S. No. 1512, dated March 28, 2002, last revised May 8, 2002, as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Due West Avenue, 60 feet in width, and the easterly right-of-way line of CSX Transportation Railroad, 85 feet in width;

Thence leaving the northerly right-of-way line of Due West Avenue, with the easterly right-of-way line of CSX Transportation Railroad, North 21 degrees 24 minutes 37 seconds East, 331.37 feet to an existing iron rod at a corner common with the property of MRW Retail Joint Venture as of record in Instrument Number 20010802-0082482, Register's Office for Davidson County, Tennessee, also being Lot 1 of said subdivision of Due West Shopping Center.

Thence leaving the Easterly right-of-way line of CSX Transportation Railroad, with the Southerly property line of said MRW Retail Joint Venture, South 64 degrees 44 minutes 26 seconds East, 347.60 feet to an existing "PK" Nail in the Easterly property line of said MRW Retail Joint Venture;

Thence with the easterly property line of said MRW Retail Joint Venture, North 25 degrees 19 minutes 59 seconds East 254.64 feet to an existing "PK" nail in the westerly property line of Rabon W. Johnson and Gary A. Toliver, as of record in Book 9266, page 456, Register's Office for Davidson County, Tennessee.

Thence with the westerly property line of Rabon W. Johnson and Gary A. Toliver, also with the westerly property line of Lot 2 of Yates Motor Co., Inc. property subdivision as of record in Plat Book 4660, page 130, Register's Office for Davidson County, Tennessee, being the property of Yates Motor Co., Inc. as of record in Book 1878, page 93, Register's Office for Davidson County, Tennessee, South 22 degrees 42 minutes 20 seconds West, 371.00 feet to an existing iron rod in the northerly right-of-way line of said Due West Avenue;

Thence with the Northerly right-of-way line of Due West Avenue, North 85 degrees 09 minutes 00 seconds West 494.75 feet to the point of beginning.

Tract II:

The easements and other rights set forth in and created by that certain Deed of Declaration of record in Book 9116, page 593, Register's Office for Davidson County, Tennessee, being the same property conveyed to MRW Retail Joint Venture, a Tennessee Joint Venture by deed of record as Instrument No. 20010802-0082482, Register's Office for Davidson County, Tennessee. Less and except property conveyed to 805 Realty Corp. and Lebberes Realty Corp. by deed of record as Instrument No. 20040922-0114043, Register's Office for Davidson County, Tennessee.