Davidson County DEEDWARR
Recvd: 08/28/08 11:03 6 pg
Fees:33.00 Taxes:2220.00
20080828-0088410

SPECIAL WARRANTY DEED

CHRYSLER REALTY COMPANY LLC, a Delaware limited liability company, as successor by conversion to Chrysler Realty Corporation, a Delaware corporation, whose address is 1000 Chrysler Drive, CIMS: 485-04-25, Auburn Hills, Michigan 48326-2766 ("Grantor"), for consideration paid, grants and conveys to Regent Partnership, a Tennessee general partnership, whose address is 2800 Nolensville Road, Nashville, Tennessee ("Grantee"), all that certain land, situated in the City of Madison, County of Davidson, State of Tennessee, described on Exhibit "A" attached hereto and made a part hereof, together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining ("Property") for and in consideration of Six Hundred Thousand and 00/100 Dollars ($600,000.00), receipt of which is hereby acknowledged.

This conveyance is made subject to the following: non-delinquent, ad valorem taxes and current installments of special assessments against the Property which are not yet due and payable; to highways, rights-of-way, easements, rights, covenants, mineral reservations and licenses and restrictions of record generally; to zoning ordinances, building and use restrictions and other governmental limitations; to restrictions, not currently of record, which any governmental agency may impose to satisfy governmental requirements; and to matters which might be disclosed by an accurate inspection and survey of the Property.

Grantor does hereby bind itself and its successors to warrant and forever defend ownership of the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

WITNESS its hand and seal this 18th day of August, 2008.

SIGNED IN PRESENCE OF:

Jessica DeCarlo

CHRYSLER REALTY COMPANY LLC

By: _____
Mark E. Nagel
Its: Vice President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 18th day of August, 2008 before me personally appeared Mark E. Nagel to me personally known, whom being by me sworn, said that he is the Vice President of Chrysler Realty Company LLC, a Delaware limited liability company ("Company") who executed this instrument; that this instrument was signed on behalf of the Company by authority of its Members; and that this instrument is acknowledged as the free act and deed of the Company.



JESSICA DE CARLO
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 17, 2014
ACTING IN COUNTY OF Oakland

Jessica DeCarlo
_____, Notary Public
Oakland County, Michigan
My Commission expires: 5-17-2014

THIS INSTRUMENT PREPARED BY:

Sally A. Rutledge, Esq.
Howard & Howard Attorneys, P.C.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304-5151
(248) 645-1483

RETURN TO:

Grantee

Y:\office\Realty\Realty\Tennessee\Madison\SPECWARD 8-13-2008.doc

Name and Address of New Ower:	Send Tax Bills to:	Map 043-05-0 Parcel 057.00
Regent Partnership, a TN general partnership 2800 Nolensville Road Nashville, TN	SAME	

STATE OF TENESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of August, 2008.

Notary Public

My commission expires: (Affix Seal) 5/1/11

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

Lot No. 1 on the Plan of Chrysler Subdivision of record in Plat book 4660, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

For prior title reference, see deeds to Chrysler Realty Corporation from James I. Vance Berry, Trustee, with full power to sell, mortgage, transfer, and convey without joinder of any beneficiary, of record in Book 4804, page 617, and Book 4825, page 561, Register's Office for Davidson County, Tennessee. Chrysler Realty Corporation converted into Chrysler Realty Company LLC, a Delaware limited liability company, as evidenced by Certificate of Conversion dated December 9, 2003, a copy of which is attached hereto as Exhibit B.

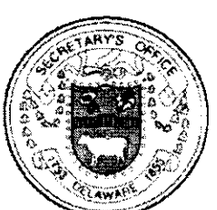
EXHIBIT B

Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION UNDER THE NAME OF "CHRYSLER REALTY CORPORATION" TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "CHRYSLER REALTY CORPORATION" TO "CHRYSLER REALTY COMPANY LLC", FILED IN THIS OFFICE ON THE TWELFTH DAY OF DECEMBER, A.D. 2003, AT 1:48 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE THIRTY-FIRST DAY OF DECEMBER, A.D. 2003, AT 11:59 O'CLOCK P.M.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

0655903 8100V

080083806

AUTHENTICATION: 6339363

DATE: 01-25-08

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:10 PM 12/12/2003
FILED 01:48 PM 12/12/2003
SRV 030801124 - 0655903 FILE

CERTIFICATE OF CONVERSION FROM A CORPORATION TO A LIMITED LIABILITY COMPANY PURSUANT TO SECTION 266 OF THE DELAWARE GENERAL CORPORATION LAW

1. The name of the corporation is Chrysler Realty Corporation.

2. The date on which the original Certificate of Incorporation was filed with the Secretary of State is April 13, 1967.

3. The name of the limited liability company into which the corporation is herein being converted is Chrysler Realty Company LLC.

4. The effective date and time of the conversion to a limited liability company is 11:59 p.m. Eastern Standard Time on December 31, 2003.

5. The conversion has been approved in accordance with the provisions of Section 266 of the Delaware General Corporation Law.

IN WITNESS WHEREOF, this Certificate has been duly executed this 9th day of December, 2003

Chrysler Realty Corporation

By: _____
Byron C. Babbish
Assistant Secretary

O:\DCNA\HCORP\GRATH\CRCILLC Conversion\Certificate of Conversion.RTF