Davidson County DEEDWARR
Recvd: 10/21/08 16:00 5 pgs
Fees:28.00 Taxes:5827.50
20081021-0105673

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
MSDG Nashville, LLC P.O. Box 1650 Bowling Green Ky. 42102	Same	070-12 0-014.00
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE UNITED METHODIST PUBLISHING HOUSE,** an Illinois corporation, formerly known as the Board of Publication of the Methodist Church ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **MSDG NASHVILLE, LLC**, a Kentucky limited liability company ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

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

1. Davidson County real property taxes for the year 2008 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the plat of record as Instrument No. 20050101-0001850, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $1,575,000.00.

Denise S. Knowles
Affiant

Subscribed and sworn to before me this 6th day of October, 2008.

DOROTHY S. POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

Dorothy S. Potts
Notary Public
My Commission Expires: _____

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3. Declaration of Special Covenants and Restrictions as contained in Special Warranty Deed of record in Book 8078, page 222, said Register's Office.

4. Master Deed of record in Book 5026, page 783, as amended by First Amendment to Master Deed of record in Book 5035, page 967, said Register's Office.

5. Terms and Conditions of that certain lease by and between Metrocenter Properties and Associated Inns & Restaurants Company of America, as evidenced by Memorandum of Lease of record in Book 5225, page 112, , said Register's Office.

6. Exclusive Covenants of record in Book 5225, page 120, said Register's Office.

7. Master Deed of record in Book 5332, page 587, said Register's Office.

8. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business park of record in Book 7487, page 952, said Registers' Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 100 Great Circle Road, Nashville, Davidson County, Tennessee

[Signature on following page]

Executed this 6th day of October, 2008.

THE UNITED METHODIST PUBLISHING HOUSE

By: Larry L. Wallace
Larry L. Wallace, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry L. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of The United Methodist Publishing House, an Illinois corporation, the within named bargainor, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of October, 2008.

Lee Ann Carter
Notary Public
My Commission Expires: 5-2-2011



EXHIBIT A

Land situated in the Second Councilmanic District of Nashville, Davidson County, Tennessee being the same property conveyed to Board of the Methodist Church Inc. of record in Deed Book 8078, Page 222, R.O.D.C., also being shown as Lot 15A-2 on the plat entitled the Resubdivision of part of Block G Section Number 1 Book 4675, Page 48, R.O.D.C. of record in Instrument 200501050001850, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set), said pin lying in the easterly margin of Athens Way (84'R.O.W.) being South 15°03'22" West, a distance of 567.6 feet from the centerline intersection of said Athens Way and Great Circle Road (84' R.O.W.) and being the southwesterly corner of the herein described tract:

Thence, along said easterly margin of Athens Way the next four (4) courses and distances:

Thence, North 23°44'24" East, a distance of 194.15 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 1542.00 feet and a central angle of 10°49'30" and being subtended by a chord which bears North 18°19'39" East, a distance of 290.90 feet and having an arc distance of 291.33 feet to an iron pin (found);

Thence, North 12°54'48" East, a distance of 15.38 feet to an iron pin (found);

Thence, along a curve to the right having a radius of 50.00 feet and a central angle of 90°00'01" and being subtended by a chord which bears North 57°54'49" East, a distance of 70.71 feet and having an arc distance of 78.54 feet to an iron pin (found);

Thence, along the southerly margin of said Great Circle Road the next two (2) courses and distances:

Thence, South 77°05'05" East, a distance of 168.61 feet to an iron pin (found);

Thence, along a curve to the right having a radius of 5670.82 feet and a central angle of 2°12'42" and being subtended by a chord which bears South 75°58'47" East, a distance of 218.90 feet and having an arc distance of 218.91 feet to an iron pin (set);

Thence, leaving said southerly margin of Great Circle Road and with the westerly line of Aurora Properties, LLC of record in Instrument 200607060081300, R.O.D.C. South 21°33'22" West, a distance of 620.60 feet to an iron pin (set);

Thence, with the northerly and westerly lines of Sev Metrocenter IV, LLC of record in Instrument 200712210146729, R.O.D.C. the next two (2) courses and distances:

Thence, North 66°15'36" West, a distance of 320.25 feet to an iron pin (set);

Thence, South 23°44'24" West, a distance of 5.83 feet to an iron pin (set);

Thence, with the northerly line of Ross Edwards of record in Instrument 200710040118474, R.O.D.C. North 66°15'36" West, a distance of 94.15 feet to the Point of Beginning. Containing 241,388 Square Feet or 5.54 Acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO BOARD OF PUBLICATION OF THE METHODIST CHURCH, INC., AN ILLINOIS CORPORATION D/B/A UNITED METHODIST PUBLISHING HOUSE OF RECORD IN BOOK 8078, PAGE 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BOARD OF PUBLICATION OF THE METHODIST CHURCH, INC., HAVING SINCE CHANGED ITS NAME TO THE UNITED METHODIST PUBLISHING HOUSE AS EVIDENCED BY DOCUMENTS RECORDED IN INSTRUMENT NO. 20081002-0100334, SAID REGISTER'S OFFICE.