Davidson County DEEDWARR
Recvd: 10/30/08 14:49 8 pgs
Fees:43.00 Taxes:925.00
20081030-0108442

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
LB Associates, LLC 300 Broadway Nashville, TN 37201	Same	Map: 134 Parcel: 189 (Part of)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINBAR BUSINESS CENTER ASSOCIATES, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LB ASSOCIATES, LLC,** a Tennessee limited liability company (the "Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current accurate survey of the land would show, together with the matters set forth on Exhibit B attached hereto.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

This Special Warranty Deed may be executed in counterparts with the same effect as if all parties had signed the same document. All counterparts shall when attached together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of October 30, 2008.

LINBAR BUSINESS CENTER
ASSOCIATES, LLC, a Tennessee
Limited Liability Company

By: Brown Realty Manager, Inc.
Manager

By:_____
Its: Peter E. Bancroft
Vice-President

By:_____
Robert C.H. Mathews, III, Manager

LINBAR BUSINESS CENTER
ASSOCIATES, LLC, a Tennessee
Limited Liability Company

By: Brown Realty Manager, Inc.
Manager

By:_____
Its:_____

By:_____
Robert C.H. Mathews, III, Manager

STATE OF MARYLAND)
CITY OF BALTIMORE)

Before me, Laurie A. Tyler, the undersigned, a Notary Public in and for the City and State aforesaid, personally appeared Peter F. Bancroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Brown Realty Manager, Inc., a Delaware corporation, acting as Manager of Linbar Business Center Associates, LLC, the within named bargainor, a limited liability company, and that he as such Vice President of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Vice President of Manager.

WITNESS my hand and seal at office in Baltimore, Maryland, this the 28th day of October 2008.

Notary Public Laurie A. Tyler
Notary Public-Maryland
Baltimore City
My Commission Expires
5-14-2012

My Commission Expires:

STATE OF TENENSSEE)
COUNTY OF DAVIDSON)

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert C.H. Mathews III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Linbar Business Center Associates, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the ___ day of ___, 2008.

_____
Notary Public

My Commission Expires:

STATE OF MARYLAND)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of Brown Realty Manager, Inc., a Delaware corporation, acting as Manager of Linbar Business Center Associates, LLC, the within named bargainor, a limited liability company, and that he as such _____ of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such _____ of Manager.

WITNESS my hand and seal at office in Baltimore, Maryland, this the ___ day of ____, 2008.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENENSSEE)
COUNTY OF DAVIDSON)

Before me, Erica Martinez, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert C.H. Mathews III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manger of Linbar Business Center Associates, LLC, the within named bargainor, a limited liability company, and that he as such Manger, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of Oct., 2008.

Erica Martinez
Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 30th day of October, 2008.

Notary Public

My commission expires

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

This instrument prepared by:
Thomas C. Scott
Regions Center
315 Deaderick St, Suite 1700
Nashville, TN 37238

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Exhibit A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee,located on the westerly margin of I-24 south of Harding Place being a portion of Lot No. 2 as shown on the Resub of Lot 1 Linbar Business Park and Resub. of Lot 2 Century Center Park of Record in Instrument No. 200801100003088, R.O.D.C. revised in Surveyors Certificate of correction of record in Instrument No. 200804140037467, R.O.D.C., and being more particularly described as follows:

BEGINNING in the westerly margin of Interstate 24, and being the northeast corner of Lot No. 2 Resubdivision of Lot 1 Linbar Business Park of record in Instrument No. 200801100003088, R.O.D.C. revised in Surveyors Certificate of correction of record Instrument No. 200804140037467, R.O.D.C.;

THENCE, with said margin S 30°15'02" E, 253.07 feet to an existing iron rod;

THENCE, leaving said margin S 59° 37' 47" W, 139.21 feet to a point in the southeast corner of Lot No. 1 Resubdivision Linbar Business Park of record in Instrument No. 200801100003088, R.O.D.C. revised in Surveyor's Certificate of Correction or record in Instrument No. 200804140037467, R.O.D.C..;

THENCE, with the easterly line of Lot No. 1 the following calls:

N 27° 55' 10" W, 87.88 feet to a point,
N 05° 38' 05" W, 183.75 feet to a point,
N 61° 12' 03" E, 59.11 feet to the Point of Beginning.

Containing 28,267 square feet or 0.65 acres, more or less.

Being a portion of the same property conveyed to the Grantor by deed of record as Instrument No. 20070710-0082320 Register's Office for Davidson County, TN.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2008 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20080110-0003088, said Register's Office. (Tract No. II)

3. Surveyor's Certificate of Correction of record as Instrument No. 20080414-0037467, said Register's Office. (Tract No. II)

4. Subject to Declaration of Easements and Covenants for Linbar Business Center, of record in Book 8144, page 139, said Register's Office. (Tract No. II)

5. Subject to lack of right of access to controlled access highway (Interstate 24). (Tract No. II)