Davidson County DEEDWARR
Recvd: 12/03/08 10:04 5 pgs
Fees:28.00 Taxes:17949.44
20081203-0117199

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 which are hereby acknowledged, PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Principal U.S. Property Separate Account (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto 60 MSE, GP, a Tennessee general partnership (herein referred to as "Grantee"), its heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as described by Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[SIGNATURES COMMENCE ON NEXT PAGE]

WITNESS this the ____ day of December, 2008.

GRANTOR:

PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Principal U.S. Property Separate Account

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By: _____
Its: _____

By: _____
Its: _____

STATE OF IOWA

COUNTY OF POLK, to-wit:

The foregoing instrument was acknowledged before me this 25th day of November, 2008, by Brent M. Hoover and Donna M. Lutcavish, personally known to me to be the Senior Acquisition Consultant and Assistant Managing Director, respectively, of Principal Real Estate Investors, LLC, the authorized signatory of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Principal U.S. Property Separate Account.

_____
Notary Public

My Commission Expires: _____

DOTTY TYSSELING
Commission Number 187359
My Commission Expires
November 4, 2011

[NOTARY SEAL]

STATE OF IOWA

COUNTY OF POLK, to-wit:

The actual consideration or value, whichever is greater, for this transfer is $4,851,200.00.

AFFIANT:

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation, for its Principal U.S. Property Separate Account

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By: _____
Its: _____

By: _____
Its: _____

Brent M. Hoover
Senior Acquisitions Consultant

Donna H. Lutcavish
Assistant Managing Director
Equity Closing

STATE OF IOWA

COUNTY OF POLK, to-wit:

The foregoing instrument was acknowledged before me this 25th day of November, 2008, by Brent M. Hoover and Donna H. Lutcavish, personally known to me to be the Senior Acquisitions Consultant and Assistant Managing Director - Equity Closing, respectively, of Principal Real Estate Investors, LLC, the authorized signatory of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Principal U.S. Property Separate Account.

_____
Notary Public

My Commission Expires: _____

DOTTY TYSSELING
Commission Number 187359
My Commission Expires
November 4, 2011

[NOTARY SEAL]

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a portion of Lot "A" along with Lot "B" and Lot "C" on the B.F. Shields Heirs Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee, and Lots "1", "2" and "3" on the Guarantee Construction Company Subdivision of record in Plat Book 332, Page 1, said Register's Office, and being more particularly described according to as-built survey dated March 21, 1996, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 93003 and last revised on September 12, 2000 by Steven D. Dells, Tennessee Registered Surveyor, License No. 1710, Dale and Associates, 516 Heather Place, Nashville, TN 37204 as follows:

Beginning at an iron rod on the east side of Music Square East (50 foot right-of-way) which is 169.4 feet more or less north of Grand Avenue;

Thence, with Music Square East, N 09 deg. 30' 32" E, a distance of 230.97 feet to the beginning of a curve connecting the east margin of Music Square East with the south margin of South Street;

Thence, with said curve to the right having a central angle of 88 deg. 55' 41", a radius of 20.00 feet, a tangent of 19.63 feet, a length of 31.04 feet and having a chord which bears N 53 deg. 58' 23" E, a distance of 28.02 feet to the south margin of South Street (80 foot right-of-way);

Thence, with South Street, S 81 deg. 33' 47" E, a distance of 108.49 feet to the beginning of a curve connecting the south margin of South Street with the west margin of Alley #438;

Thence, with said curve to the right having a central angle of 91 deg. 04' 19", a radius of 20.00 feet, a tangent of 20.38 feet, a length of 31.79 feet and having a chord which bears S 36 deg. 01' 38" E a distance of 28.55 feet to the west margin of the aforementioned alley;

Thence, with the west margin of Alley #438 (12.5 foot right-of-way), S 09 deg. 30' 32" W, a distance of 230.22 feet to an iron rod situated in the northerly line of the Belmont Avenue Church of Christ property of record in Book 405, Page 408, Register's Office for Davidson County, Tennessee;

Thence, with the Church's northerly line, N 81 deg. 33' 47" W, a distance of 148.50 feet to the point of beginning.

Being the same property conveyed to Principal Life Insurance Company, an Iowa corporation, by Special Warranty Deed dated September 28, 2000, from DD Nashville, L.P., a Delaware limited partnership of record in Instrument No. 20000929-0096355, Register's Office for Davidson County, Tennessee.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:	50 & 60 Music Square East Nashville, TN
MAIL TAX NOTICES TO: (Name/Address)	60 MSE, GP c/o Boyle Investment Company Attn. Thomas McDaniel 2000 Meridian Boulevard, Suite 250 Franklin, TN 37067
NAME AND ADDRESS OF PROPERTY OWNERS:	60 MSE, GP c/o Boyle Investment Company Attn. Thomas McDaniel 2000 Meridian Boulevard, Suite 250 Franklin, TN 37067
THIS INSTRUMENT PREPARED BY:	Greenberg Traurig, LLP 2101 L Street, NW, Suite 1000 Washington, D.C. 20037 Attn. Jerald S. Cohn
RETURN TO:	Miller & Martin PLLC 1200 One Nashville Place 150 Fourth Avenue, North Nashville, TN 37219 Attn. C. Palmer Pillans, Esq.
MT#:	
TAX PARCEL NO.:	93-13 149.00
STATE TAX:	$_____
REGISTER'S FEE:	$_____
RECORDING FEE:	$_____
TOTAL:	$_____