PICK-UP

This Deed was prepared by:
Chaviva Negari, Esq.
Sills Cummis & Gross P.C.
One Rockefeller Plaza
New York, NY 10020

BILL GARRETT, Davidson County
Trans:T20090032693 DEEDWARR
Recvd: 05/18/09 14:05 6 pgs
Fees:33.00 Taxes:49950.00
20090518-0045567

After recording, please return to:
Ashby R. Scott
Evans | Petree PC
1000 Ridgeway Loop Road, Suite 200
Memphis, Tennessee 38120

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15th day of May, 2009, by and between CENTRO GA LION'S HEAD VILLAGE, LLC, a Tennessee limited liability company ("Grantor"), and LION'S HEAD VILLAGE INVESTORS, LLC, a Tennessee limited liability company ("Grantee").

WITNESSETH, that in consideration of Ten and No/100 Dollars ($10.00), Grantor does hereby grant, bargain, sell and convey, with SPECIAL WARRANTY OF TITLE AND COVENANTS unto the Grantee, its successors and assigns, in fee simple, all of that certain parcel of land lying and being Nashville, Davidson County, Tennessee, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Real Estate") and that Grantor will warrant the tile and quiet possession thereto and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

TOGETHER WITH all buildings, structures or other improvements situated on the Real Estate and all easements, licenses, privileges, rights of way and other appurtenances pertaining to or accruing to the benefit of such Real Estate (collectively, the "Property").

SUBJECT, HOWEVER, to the items listed on Exhibit B.

TO HAVE AND TO HOLD the Property unto the use and benefit of the Grantee, its successors and assigns, in fee simple forever.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by an authorized officer, pursuant to due and proper authority, as of the date first above written.

GRANTOR:

CENTRO GA LION'S HEAD VILLAGE, LLC,
a Tennessee limited liability company

By: _____
Name:
Title: Lee Reeves
Senior Vice President

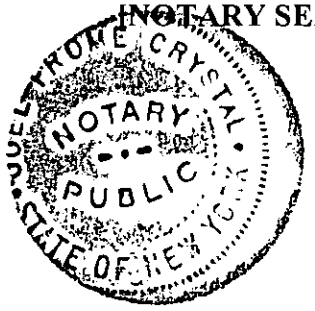
State of New York)
)
County of New York)

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Lee Reeves, in his capacity as an authorized signatory of Centro GA Lion's Head Village, LLC,., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be authorized so to do, executed the foregoing instrument for the purpose therein contained, on behalf of the company.

WITNESS my hand, at office, this 7th day of May, 2009.

_____
Notary Public
Printed Name: JOEL FROME CRYSTAL
NOTARY PUBLIC, State of New York
No. 02 CR 5871065
Qualified in Westchester County
Commission Expires November 30, 2010
My Commission Expires:

[NOTARY SEAL]



Property Address: 90 White Bridge Road, Nashville, TN

Parcel No: 8DA 45570 Map 103-15, Parcel 43

Name and address of property
owner and mail tax bills to:

Lion's Head Village Investors, LLC
Attention: President
5900 Poplar Avenue, Suite 100
Memphis, Tennessee 38119

State of Tennessee)
) SS:
County of ~~Shelby~~ Williamson)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of the property transferred, whichever is greater, is $13,500,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SR Carter
Affiant:

Subscribed and sworn to before me, this 1ST day of May, 2009.

Notary Public

My Commission Expires:

03-10-12

PAMELA PEARRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Exhibit A
Legal Description

Being a parcel of land in Nashville, First Civil District, Twenty –Fourth District, Davidson County, Tennessee, located of the Northerly side of White Bridge Pike, west of Post Place as shown on the plan of Resubdivision of Lots 1 and 2, Lions Head Village, as of record in Book 5210, page 242, in the Register's Office of Davidson County, Tennessee, also being property conveyed to Nashland Associates, by deed of record in Book 6321, page 320, said Register's Office and being more particularly described as follows:
Commence at a point on the North right-of-way margin of White Bridge Pike and the West right-of-way margin of Post Place, Davidson County, Tennessee; thence run North 54 degrees, 05'05" West along the North right-of-way margin of White Bridge Pike for a distance of 289.33 feet to an iron pin, said point being the True Point of Beginning; thence continue North 54 degrees, 05'05" West along said right-of-way margin for a distance of 150.00 feet to an iron pin; thence run North 80 degrees, 54'55" East for a distance of 56.57 feet to an iron pin; thence run North 35 degrees, 54'55" East for a distance of 144.59 feet to an iron pin; thence run North 09 degrees, 52'28" East for a distance of 165.00 feet to an iron pin; thence run North 80 degrees 07'32" West for a distance of 60.00 feet to an iron pin; thence run North 09 degrees, 52'28" East for a distance of 243.00 feet to an iron pin; thence run North 80 degrees, 07'32" West for a distance of 182.41 feet to an iron pin; thence run North 11 degrees, 35'00" East for a distance of 496.63 feet to a concrete monument; thence run North 86 degrees, 12'37" East for a distance of 383.00 feet to a concrete monument; thence run South 06 degrees, 47'00" West for a distance of 329.00 feet to a concrete monument; thence run South 83 degrees, 13'00" East for a distance of 204.00 feet to a concrete monument; thence run South 09 degrees, 52'28" West for a distance of 618.99 feet to an iron pin; thence run North 80 degrees, 07'32" West for a distance of 166.00 feet to an iron pin; thence run North 09 degrees, 52'28" East for a distance of 50.00 feet to a hole in walk; thence run North 80 degrees, 07'32" West for a distance of 164.00 feet to an iron pin; thence run South 09 degrees, 52'28" West for a distance of 147.77 feet to an iron pin; thence run South 54 degrees, 05'05" East for a distance of 20.33 feet to an iron pin; thence run South 35 degrees, 54'55" West for a distance of 125.00 feet to an iron pin; thence run South 09 degrees, 05'05" East for a distance of 56.57 feet to a point and back to the True Point of Beginning. Containing 440,394.27 square feet or 9.58 acres more or less.

Together with all rights, easements, building line, mall acres, common areas, and other rights, interest and matters described in the following: Declaration of Reciprocal Rights and Restrictions, dated September 10, executed by Cousins Properties of Tennessee, Inc., a Georgia Corporation, recorded in Book 5496, page 199; amended by Modification of Declaration of Reciprocal Rights and Restrictions, dated December 16, 1980, executed by and among Lions Head Village, Ltd., Belbridge Properties, Ltd., General Mills Restaurant Group, Inc., Cousins Properties of Tennessee., Inc., Aetna Life Insurance Company, Keith B. Simmons, Trustee, Nashville City Bank & Trust Co., John B. Hardcastle, Trustee, W.R. Grace & Co., Consolidated Theaters, Inc and Southern Hospitality Corporation, recorded in Book 5711, page 321, Book 5711, page 332, Book 5711, page 343, Book 5711, page 354, all of record in the Register's Office for Davidson County, Tennessee.

Source of Title: Instrument No. 20031104-0161995

Property is improved.

90 White Bridge Road
Nashville, TN 37205

EXHIBIT "B"

Permitted Exceptions

1. Real Property taxes for the year 2009; a lien but not yet due or payable.

2. Plan of Resubdivision of Lots 1 & 2 Lions Head Village of record in Plat Book 5210, page 242, Register's Office for Davidson County, Tennessee, as amended in Book 9030, page 802, said Register's Office.

3. Declaration of Reciprocal Rights and Restrictions, dated September 10, 1979, executed by Cousins Properties of Tennessee, Inc., a Georgia corporation, recorded in Book 5496, page 199, amended by Modification of Declaration of Reciprocal Rights and Restrictions, dated December 16, 1980, executed by and among Lion's Head Village, Ltd., Lions Head Ltd., Belbridge Properties, LTD., General Mills Restaurant Group, Inc., Cousins Properties of Tennessee, Inc., Aetna Life Insurance Company, Keith B. Simmons, Trustee, Nashville City Bank & Trust Co., John B. Hardcastle, Trustee, W.R. Grace & Co., Consolidated Theaters, Inc., and Southern Hospitality Corporation, recorded in Book 5711, page 321, Book 5711, page 332, Book 5711, page 343 and Book 5711, page 354, all in the Register's Office, Davidson County, Tennessee.

4. Twenty (20') foot wide sanitary sewer easement created by Easement, dated May 8, 1962, executed by Most Reverend William L. Adrian and recorded in Book 3376, page 102, in said Register's Office.

5. Subject to an unrecorded gas line easement as referred to in an instrument of record in Book 4755, page 682, said Register's Office.

6. Memorandum of Lease Agreement between Nashland Associates, Lessor and Stein Mart, Inc., Lessee, of record in Book 9400, page 558, said Register's Office.

7. Exception to Easement, Project No. 94-WX-38, dated October 20, 1994, of record in Book 9539, page 645, said Register's Office.

8. Rights of Tenants in possession.

9. All matters of public record.