After recording return to and
THIS INSTRUMENT PREPARED BY:
Thompson Hine LLP
41 S. High Street, Suite 1700
Columbus, Ohio 43215-6101

Address New Owner(s): Centennial Hillsboro Village, LLC
3050 Peachtree Road, Suite 475
Atlanta, GA 30305

Send Tax Bills To: same as above

BILL GARRETT, Davidson County
Trans: T20090043207 DEEDWARR
Recvd: 06/29/09 11:55 6 pgs
Fees: 33.00 Taxes: 100085.00

20090629-0060135

Map & Parcel Nos.: 104-120-356.00 and
104-120-073.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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, formerly known as Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account (herein referred to as "Grantor"), has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto CENTENNIAL HILLSBORO VILLAGE, LLC, a Delaware limited liability company (herein referred to as "Grantee"), and its assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved property known as 2101 Portland Avenue, Nashville, Tennessee.

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, and its assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said real 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, 2009 real estate taxes and those certain easements, covenants, conditions, restrictions and other encumbrances set forth on Exhibit "B" attached hereto and by this reference incorporated herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, and its successors and assigns, to warrant and forever defend the title and quiet possession thereto of said real property to the said Grantee, its 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.

WITNESS this the 25th day of June, 2009.

GRANTOR:

PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Principal U.S. Property Separate Account, formerly known as Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account

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

By: _____
Diane C. Cortese
Senior Acquisition Consultant

By: _____
Donna H. Lutcavish
Assistant Managing Director
Equity Closing

STATE OF IOWA)
COUNTY OF POLK)

Personally appeared before me, Carmen M. Gomez, a Notary Public for the state and county aforesaid, Diane C. Cortese and Donna H. Lutcavish, with whom I am personally acquainted, and who acknowledged that ~~he/she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he/she~~ are the Senior Acquisition Consultant of AND Assistant Managing Director Equity Closing, respectively of Principal Real Estate Investors, a Delaware limited liability company, the authorized signatory of Principal Life Insurance Company, an Iowa corporation, for its Principal U.S. Property Separate Account, formerly known as Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 23rd day of June, 2009.

Carmen M. Gomez
NOTARY PUBLIC

CARMEN M. GOMEZ
Commission Number 735957
My Commission Expires
August 8, 2011

My Commission Expires: 8-8-11

STATE OF IOWA)
COUNTY OF POLK)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 27,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation, for its Principal U.S.
Property Separate Account, formerly known as
Principal Life Insurance Company, an Iowa
corporation, for its Real Estate Separate
Account

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

By: Diane C. Cortese
Diane C. Cortese
Senior Acquisition Consultant

By:
Donna H. Lutcavish
Assistant Managing Director
Equity Closing

Subscribed and sworn to before me, this 23RD day of June, 2009.

NOTARY PUBLIC

My Commission Expires:

CARMEN M. GOMEZ
Commission Number 735957
My Commission Expires
August 8, 2011

8-8-11

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Twenty-First Avenue South and Portland Avenue being Property shown on P.U.D. & Boundary Plat of Post Hillsboro Village of record in Plat Book 9700, page 342, Register's Office for Davidson County and Lot No. 3 as shown on Resubdivision of Lots 2, 3 and 4 of Saint Bernards Subdivision of record in Plat Book 9700, page 271, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin at the South end of the return of the intersection of the westerly margin of Twenty-First Avenue South and the southerly margin of Portland Avenue;

Thence, with said westerly margin, S 04 degrees 30' 11" W. 451.46 feet to a point;

Thence, leaving Twenty-First Avenue South, with the northerly line of a joint users ingress-egress easement, being Lot No. 2 of above referenced Plat Book 9700, page 271, Register's Office for Davidson County, Tennessee, the following calls:

N 82 degrees 41' 16" W. 105.00 feet to a point,

N 89 degrees 52' 22" W. 59.89 feet to a point,

N82 degrees 41' 16" W. 522.89 feet to a point at the southwest corner of Lot No. 3;

Thence, with the westerly line of Lot No. 3, N 07 degrees 05' 06" E. 151.14 feet to a point in the southerly margin of a public unnamed right-of-way;

Thence, with said southerly margin, S 82 degrees 42' 31" E. 259.93 feet to a point;

Thence, with the easterly margin of Calhoun Avenue, N 06 degrees 23' 21" E. 323.45 feet to a point in the southerly margin of Portland Avenue;

Thence, with said southerly margin, S 83 degrees 48' 26" E. 385.68 feet to a point,

Thence, with a curve concave to the south having a central angle of 88 deg. 18' 37", a radius of 25.00 feet and a chord of S 39 deg. 39' 07" E. 34.83 feet, for an arc length of 38.53 feet to the point of beginning containing 238,387 square feet or 5.47 acres, more or less.

BEING the same property conveyed to Principal Life Insurance Company, an Iowa corporation, by Special Warranty Deed recorded as Instrument No. 20001109-0111656, and Quitclaim Deed recorded as Instrument No. 20001116-0113787 and by Corrective Special Warranty Deed recorded as Instrument No. 20040123-0009469, and Quitclaim Deed recorded as Instrument No. 20040203-0013216, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2009 and subsequent years, not yet due and payable.

2. All matters appearing on the plat of record in Plat Book 9700, Page 271 and Book 9700, Page 342, in the Register's Office, Davidson County, Tennessee.

3. Terms and conditions of the Non-Exclusive, Perpetual, Joint User Ingress and Egress Easement Agreement between Sisters of Mercy of Nashville, Tennessee, Inc., a Tennessee not-for-profit corporation and Saint Bernard Academy, a Tennessee not-for-profit corporation of record in Book 9489, Page 106, in the Register's Office of Davidson County, Tennessee.

4. Terms and conditions of the Storm Water Detention Agreement between Charles R. Jones, an individual, and The Metropolitan Government of Nashville and Davidson County of record in Book 9493, Page 943, in the Register's Office of Davidson County, Tennessee.

5. Easement Agreement of record in Book 10254, Page 807, in the Register's Office of Davidson County, Tennessee.

6. Easement for Above Ground Cabinet of record in Book 10537, Page 585, in the Register's Office of Davidson County, Tennessee.

7. Easement Agreement of record in Book 10664, Page 238, in the Register's Office of Davidson County, Tennessee.

8. Rights of tenants, as apartment tenants only, by virtue of unrecorded leases, if any, without option to acquire all or any portion of the Property.