BILL GARRETT, Davidson County
Trans:T20090071309 DEEDWARR
Recvd: 10/20/09 13:05 9 pgs
Fees:48.00 Taxes:6660.00
20091020-0096910

THIS INSTRUMENT WAS PREPARED BY:

Jack Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of October, 2009.

NOTARY PUBLIC
Cheryl Mehaffey
My Commission Expires
March 10, 2012

Notary Public

My Commission Expires: 3-10-12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Antioch Properties, LLC 3151 Southview Avenue Montgomery, Alabama 36106	Centennial Mortgage, Inc. Attn.: Ed Kuc 112 W. Jefferson Blvd. – Suite 401 South Bend, Indiana 46601	Map 163, Parcel 415

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **CREWS CROSSINGS LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **ANTIOCH PROPERTIES, LLC**, a Georgia limited liability company ("Grantee"), its successors and assigns, that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), subject however to the access easement hereby expressly reserved for Grantor, its successors and assigns, as described below.

This instrument and conveyance are also made subject to those matters set out on Exhibit B attached hereto and incorporated herein by this reference.

Grantor hereby reserves unto and for itself, its successors and assigns, a certain non-exclusive, permanent access easement (the "Reserved Easement") across the Property for ingress and egress to the detention pond (the "Detention Pond"), which is currently located on land owned by Grantor immediately south of and adjacent to the Property, from Old Franklin Road. (Old Franklin Road is situated east of the Detention Pond.) The current location of the Detention Pond is described on Exhibit C attached hereto and incorporated herein by this reference. The Reserved Easement may be used by Grantor, its successors and assigns, as needed for ingress and egress to the Detention Pond for inspections, maintenance, repairs, construction, testing and other work on the Detention Pond. In utilizing the

Reserved Easement, Grantor shall comply with all applicable rules, regulations, statutes, laws, codes and directives of any governmental entity, shall not damage any buildings on the Property, and shall use its best efforts not to damage any other improvements on the Property. However, if Grantor damages the Property, or any buildings or other improvements thereon, in utilizing the Reserved Easement, Grantor shall promptly repair them at its own cost. The Reserved Easement shall be perpetual and shall be an easement running with the land where the Detention Pond is located.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for the Reserved Easement and except as set out on Exhibit B; and Grantor further covenants and binds itself, its successors and representatives, 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 the Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this 19th day of October, 2009.

CREWS CROSSINGS LLC

By: _____
Mike Slattery, Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE SLATTERY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker, Crews Crossings LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of October, 2009.

_____
Notary Public

My Commission Expires: 5-2-2011

AMBER E. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

384167.3

EXHIBIT A

Property Description

Being a portion of Lot 1 of the Final Plat of Crews Crossings Easement Abandonment (1st revision), as recorded Inst. 200908110075703, Register's Office for Davidson County, Tennessee (RODC), located in the 32nd district of Davidson County, Nashville, Tennessee. Bounded on the north by CSX Railroad Right-of-Way (ROW); bounded on the east by remaining said Lot 1 being the lands of Crews Crossings, LLC, as recorded in Instrument Number 200809250097579, RODC, and by ROW of Old Franklin Road; bounded on the south by Lot 1 of the Plat of The Crossings at Hickory Hollow, Section 3, as recorded in Plat Book 9700, Page 199, RODC, being Kenneth Heller and Howard L. Stone as recorded in Instrument Number 200407270089758, RODC; by remaining lands of Crews Crossings, LLC, as recorded in Instrument Number 200809250097579, RODC, and by Lots 1 & 2 of the Final Plat of Crossings Circle ROW Abandonment, recorded in Instrument Number 200903160023330, RODC, being Crews Crossings, LLC, as recorded in Instrument Number 200512300157052, RODC; and bounded on the west by G & F 249, LTD, as recorded in Instrument Number 200806180062960, RODC. Tract described as follows:

POINT OF COMMENCEMENT being a point lying on the intersection of the western ROW of said Old Franklin Road and the southern ROW of said CSX Railroad; thence along said western ROW of Old Franklin Road with the following: South 38°50'26" West 638.89 feet to a point; thence on a curve to the right having a radius of 713.94 feet, an arc length of 301.49 feet, an interior angle of 24°11'42", and having a chord bearing and distance of South 50°56'16" West 299.25 feet to a point; thence South 63°02'06" West 129.26 feet to the POINT OF BEGINNING; thence South 63°02'06" West 72.14 feet to a point; thence on a curve to the left having a radius of 1140.21 feet, an arc length of 314.94 feet, an interior angle of 15°49'32", and having a chord bearing and distance of South 55°07'56" West 313.93 feet to a point; thence leaving said ROW of Old Franklin Road with the following: North 54°41'52" West 607.52 feet to a point; thence North 30°56'36" East 161.85 feet to a point; thence North 31°40'28" East 112.18 feet to a point; thence North 42°03'23" East 125.50 feet to a point; thence North 20°45'47" East 35.46 feet to a point; thence North 11°44'35" West 44.96 feet to a point; thence North 62°46'15" West 152.43 feet to a point; thence North 54°43'41" West 268.29 feet to a point; thence North 60°33'50" West 81.43 feet to a point; thence North 80°08'16" West 40.05 feet to a point; thence South 43°33'59" West 48.13 feet to a point; thence South 15°18'13" West 196.62 feet to a point; thence South 13°49'06" West 169.86 feet to a point; thence North 87°20'20" West 461.40 feet to a point; thence on a curve to the left having a radius of 430.00 feet, an arc length of 208.35 feet, an interior angle of 27°45'42", and having a chord bearing and distance of North 11°13'49" West 206.32 feet to a point; thence North 25°06'40" West 117.23 feet to a point; thence North 25°06'40" West 59.86 feet to a point; thence North 25°06'40" West 84.29 feet to a point; thence North 21°38'46" East 290.85 feet to a point; thence North 23°18'40" East 254.28 feet to a point; thence North 19°48'36" East 336.54 feet to a point lying on the southern ROW of said CSX Railroad; thence along said ROW on a curve to the right having a radius of 2429.33 feet, an arc length of 115.22 feet, an interior angle of 2°43'03", and having a chord bearing and distance of South 67°48'35" East 115.21 feet to a point; thence South 66°29'05" East 1310.26 feet to a point;

thence South 23°30'55" West 715.05 feet to a point; thence South 7°18'41" West 229.15 feet to a point; thence South 72°40'48" East 38.05 feet to a point; thence South 54°51'33" East 86.53 feet to a point; thence South 76°17'17" East 132.76 feet to a point; thence South 60°20'27" East 104.55 feet to a point; thence South 52°39'56" East 186.30 feet to the point of beginning.

Tract contains 1,515,803 square feet or 34.80 acres, according to the survey by Robert Searson, Tennessee Registered Land Surveyor No. 1666, of Littlejohn Engineering Associates, Inc., dated September 23, 2009, Job No. 29043.

Being in part the same property conveyed to Crews Crossings LLC, a Tennessee limited liability company, by deed from Bank of America, N.A., of record as Instrument No. 20071031-0128491, and being a portion of the same property conveyed to Crews Crossings LLC, a Tennessee limited liability company, by quitclaim deed from Crews Investment Properties of Tennessee, L.L.C., a Tennessee limited liability company, of record as Instrument No. 20051230-0157052, Register's Office for Davidson County, Tennessee. Being also part of the same property conveyed by Crews Crossings LLC to Mike Slattery, Trustee, and then from Mike Slattery, Trustee, back to Crews Crossings LLC, all by deed of record as Instrument No. 20090923-0088687, Register's Office for Davidson County, Tennessee. Being also the same property conveyed by Crews Crossings LLC to Mike Slattery, Trustee, and then from Mike Slattery, Trustee, back to Crews Crossings LLC, all by deed of record as Instrument No. 20090925-0089481, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

A. Survey by Robert Searson, Tennessee Registered Land Surveyor No. 1666, of Littlejohn Engineering Associates, Inc., dated September 23, 2009, Job No. 29043 (the "Survey"), which shows the following:

1. Broken pavement and intermittent fences near the eastern boundary of the Property which extends onto adjacent property owned by Crews Crossings LLC, and broken pavement near the southeast corner of the Property. Possible encroachments of or by such fences, as shown on the Survey.

2. A gravel road coming onto the Property on its eastern boundary from adjacent property owned by Crews Crossings LLC.

3. A creek running generally in an east-west direction across the Property near its southeast corner and also across the southern portion of the Property near its southwest corner.

4. A creek running generally near the northern boundary line of the Property.

5. A fence located at various intervals along the northern boundary line of the Property, which fence is located at places on the CSX Railroad right-of-way and at other places on the Property. Possible encroachments of or by such fence, as shown on the Survey.

6. A fire hydrant and water valve located east of the southern detention pond on the Property.

7. Seven (7) fire hydrants and water valves located off water lines between the concrete slabs on the Property.

8. A 20-foot wide public utility easement, together with corresponding Note 22 on the plat of Crews Crossings Easement Abandonment (1st revision) – The Crossings at Hickory Hollow, of record as Instrument No. 20090811-0075703, Register's Office for Davidson County, Tennessee, along the southeast corner of the Property along Old Franklin Road.

9. A 25-foot wide conservation greenway / public access trail easement located along both sides of the creek that runs across the Property near its northern boundary line.

10. Possible encroachment of or by a 10.3-foot wide CMP half-pipe with footers, near the southern boundary of the Property and an adjacent Detention Pond easement, as shown on the Survey.

11. Four (4) public utility and drainage easements located in the southeast portion of the Property.

12. A public utility and drainage easement adjacent to the northern detention pond on the Property.

13. A public utility and drainage easement adjacent to the southern detention pond on the Property.

14. Minimum building setback lines along all boundary lines of the Property, all of which are ten (10) feet in width, except along Old Franklin Road, where the minimum building setback line is seventy (70) feet in width, and along the northwestern boundary of the

Property, where the minimum building setback line is twenty (20) feet in width; as shown on the Survey.

15. A detention pond, containing a weir and headwall, located near the northwest corner of the Property, as shown on the Survey.

16. A detention pond, containing a weir and headwall, located near the westernmost corner of the Property, as shown on the Survey.

B. 20-foot wide sanitary sewer easements shown on the plats of record in Plat Book 7900, pages 39 and 229, and as Instrument Nos. 20090316-0023330 and 20090811-0075703, Register's Office for Davidson County, Tennessee.

C. Declaration of Protective Covenants and Owners Association of record in Book 7963, page 145, as re-recorded in Book 7966, page 60, and amended in Book 8085, page 402, and in Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee.

D. 30-foot wide permanent easement to Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage, as set forth in instrument recorded in Book 7154, page 308, Register's Office for Davidson County, Tennessee, as shown on the Survey.

E. Public drainage easements and 20-foot wide and 30-foot wide water quality buffer zones, together with corresponding Note 21, as shown on the plat of Crews Crossings Easement Abandonment (1st revision) – The Crossings at Hickory Hollow, of record as Instrument No. 20090811-0075703, Register's Office for Davidson County, Tennessee, on each side of the creeks on the Property, near the southeast and the southwest corners of the Property and across the Property near its northern boundary line, as shown on the Survey. A small portion of such easements and zones at the southwest corner of the Property is shown on the plat of record as Instrument No. 20090316-0023330, Register's Office for Davidson County, Tennessee.

F. The terms and conditions of the Reserved Easement reserved in this instrument by Crews Crossings LLC for ingress and egress to the Detention Pond, which is located on land south of and adjacent to the Property.

G. Ingress and egress rights of Metro Water Services at all times in order to maintain, repair, replace and inspect stormwater facilities on the Property, as provided in Note 16 on the plat of Crews Crossings Easement Abandonment (1st revision) – The Crossings of Hickory Hollow, of record as Instrument No. 20090811-0075703, Register's Office for Davidson County, Tennessee.

H. Rights of upper and lower riparian owners to the flow of the waters of the creeks on the Property, as shown on the Survey, free from diminution or pollution.

I. The requirements of Notes 11, 12, 15, 17, 18, 20, 23 and 25 on the plat of Crews Crossings Easement Abandonment (1st revision) – The Crossings of Hickory Hollow, of record as Instrument No. 20090811-0075703, Register's Office for Davidson County, Tennessee.

J. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances, to be recorded in the Register's Office for Davidson County, Tennessee.

K. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, to be recorded in the Register's Office for Davidson County, Tennessee.

L. Long Term Maintenance Plan Inspection and Maintenance Agreement for Private Stormwater Facilities, to be recorded in the Register's Office for Davidson County, Tennessee.

EXHIBIT C

Detention Pond

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE PROPERTY OF HICKORY DOWNS DEVELOPMENT, INC., AS OF RECORD IN DEED BOOK 9534, PAGE 423, AT THE REGISTER' S OFFICCE FOR DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE WEST AND NORTH BY PART OF HICKORY DOWNS DEVELOPMENT, INC., ON THE EAST BY PART OF HICKORY DOWNS DEVELOPMENT, INC, AND BY LOT 1 OF THE CROSSINGS AT HICKORY HOLLOW, SECTION 3, OLD FRANKLIN ROAD AND CROSSINGS BOULEVARD, PLAT PENDING, AND BEING THE PROPERTY OF HICKORY DOWNS DEVELOPMENT, INC., AND ON THE SOUTH BY TRACT 1 OF THE U.S. POST OFFICE AT THE CROSSINGS AT HICKORY HOLLOW, AS OF RECORD IN PLAT BOOK 9700, PAGE 36, AND BEING THE PROPERTY OF USPC CROSSINGS, L.L.C., AS OF RECORD IN DEED BOOK 9814, PAGE 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD AT A CORNER COMMON WITH SAID TRACT 1 OF THE U. S. POST OFFICE, IN THE WEST PROPERTY LINE OF SAID LOT 1;

THENCE WITH A LINE THROUGH HICKORY DOWNS DEVELOPMENT, INC. FOR THE FOLLOWING TWO CALLS;

NORTH 09 DEG 14 MIN 01 SEC WEST, 70.73 FEET TO A POINT;

NORTH 87 DEG 26 MIN 42 SEC WEST, 93.20 FEET TO A POINT IN THE NORTH PROPERTY LINE OF SAID TRACT 1 OF THE U.S. POST OFFICE;

THENCE WITH THE NORTH PROPERTY LINE OF SAID TRACT 1 OF THE U.S. POST OFFICE, NORTH 54 DEG 41 MIN 53 SEC WEST, 81.56 FEET TO A POINT;

THENCE WITH A LINE THROUGH HICKORY DOWNS DEVELOPMENT, INC. FOR THE FOLLOWING EIGHTEEN CALLS;

NORTH 17 DEG 40 MIN 06 SEC WEST, 65.57 FEET TO A POINT;

NORTH 11 DEG 18 MIN 51 SEC EAST, 49.56 FEET TO A POINT;

NORTH 15 DEG 57 MIN 04 SEC WEST, 29.13 FEET TO A POINT;

NORTH 60 DEG 32 MIN 00 SEC WEST, 30.22 FEET TO A POINT;

NORTH 27 DEG 34 MIN 49 SEC EAST, 203.81 FEET TO A POINT;

NORTH 21 DEG 52 MIN 18 SEC EAST, 96.72 FEET TO A POINT;

NORTH 13 DEG 59 MIN 07 SEC EAST, 283.97 FEET TO A POINT;

NORTH 15 DEG 07 MIN 46 SEC EAST, 197.21 FEET TO A POINT;

NORTH 43 DEG 33 MIN 59 SEC EAST, 48.13 FEET TO A POINT;

SOUTH 80 DEG 08 MIN 16 SEC EAST, 40.05 FEET TO A POINT;

SOUTH 60 DEG 33 MIN 50 SEC EAST, 81.43 FEET TO A POINT;

SOUTH 54 DEG 43 MIN 41 SEC EAST, 268.29 FEET TO A POINT;

SOUTH 62 DEG 46 MIN 15 SEC EAST, 152.43 FEET TO A POINT;

SOUTH 11 DEG 44 MIN 35 SEC EAST, 44.98 FEET TO A POINT;

SOUTH 20 DEG 46 MIN 47 SEC WEST, 35.46 FEET TO A POINT;

SOUTH 42 DEG 03 MIN 23 SEC WEST, 125.50 FEET TO A POINT;

SOUTH 31 DEG 40 MIN 28 SEC WEST, 112.18 FEET TO A POINT;

SOUTH 30 DEG 58 MIN 36 SEC WEST, 161.84 FEET TO A POINT IN THE NORTH PROPERTY LINE OF LOT 1;

THENCE WITH SAID LOT 1 FOR THE FOLLOWING TWO CALLS;

NORTH 54 DEG 41 MIN 53 SEC WEST, 33.82 FEET TO AN IRON ROD;

SOUTH 35 DEG 18 MIN 07 SEC WEST, 477.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 391,782 SQUARE FEET (8.994 ACRE MORE OR LESS).