This instrument prepared by
Newton Oldacre McDonald, LLC
3841 Green Hills Village Dr. Suite 400
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100024001 DEEDWARRSP
Recvd: 04/22/10 12:33 5 pgs
Fees:28.00 Taxes:6326.45
20100422-0030523

Address New Owner:
Cole NB Nashville TN, LLC
c/o Cole Real Estate Investments
2555 E. Camelback Road
Suite 400
Phoenix, AZ 85016
Attn: Legal Department

Send Tax Bills to:
NTW, LLC
823 Donald Ross Road
Juno Beach, FL 33408

Tax Map/Parcel No(s):
142-00-0 197.00

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NOM ZEPHYHILLS, LLC**, an Alabama limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **COLE NB NASHVILLE TN, LLC**, a Delaware limited liability company ("**Grantee**") and its successors and assigns, the following described real property situated in Davidson County, Tennessee, more particularly described as follows:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");

This is improved property known as 228, 230, 232 and 234 Old Hickory Boulevard, Nashville, Tennessee 37221.

SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS and binds itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned, on this the 21ST day of April, 2010.

NOM ZEPHYRHILLS, LLC,
an Alabama limited liability company

By: _____
Mark McDonald, Co-Chief Manager

By: _____
Les Coble, Co-Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mark McDonald, with whom I am personally acquainted, and who acknowledged that he executed with within instrument for the purposes therein contained, and who further acknowledged that he is Co-Chief Manager of NOM Zephyrhills, LLC, an Alabama limited liability company, the within named bargainor, and is duly authorized to execute this instrument on behalf of the said limited liability company.

Witness my hand, at office this the 21ST day of April 2010.

DEBBIE L. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

_____
NOTARY PUBLIC

My Commission Expires: 5-22-2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Les Coble, with whom I am personally acquainted, and who acknowledged that he executed with within instrument for the purposes therein contained, and who further acknowledged that he is Co-Chief Manager of NOM Zephyrhills, LLC, an Alabama limited liability company, the within named bargainor, and is duly authorized to execute this instrument on behalf of the said limited liability company.

Witness my hand, at office this the 21ST day of April 2010.

DEBBIE L. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

_____
NOTARY PUBLIC

My Commission Expires: 5-22-2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1,709,850.00.

GRANTEE OR GRANTEE'S AGENT:

COLE NB NASHVILLE TN, LLC,
a Delaware limited liability company

By: Cole REIT Advisors III, LLC,
a Delaware limited liability company,
its Manager

By: _____
Todd J. Weiss
Senior Vice President

Sworn to and subscribed before me,
this 19th day of April 2010.

_____
NOTARY PUBLIC

My commission expires: 4-23-12

TARYN M. HERNANDEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 23, 2012

**EXHIBIT A TO**
**SPECIAL WARRANTY DEED**

**Legal Description**

**Exhibit "A "**

**Legal Description**

BEING A PORTION OF LOT 1 AS SHOWN ON THE FINAL PLAT, LOT 1 OF RESUB OF RESUBDIVISION OF LOT 1 IN BELLE FOREST COMMERCIAL AREA AS RECORDED IN BOOK 5190, PAGE 61, AS AMENDED IN BOOK 5582, PAGE 432 AND BOOK 8339, PAGE 344 AS RE-RECORDED IN BOOK 8404, PAGE 811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON ROD, SAID POINT DEFINING THE EAST RIGHT-OF-WAY OF OLD HICKORY BOULEVARD (SR-251) AND BEING THE SOUTHWEST CORNER OF THE COMMON AREA OF BELLE FOREST CONDO APARTMENTS AS RECORDED IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, SOUTH 61 DEGREES 00 MINUTES 28 SECONDS EAST, 260.25 FEET TO AN OLD 1/2" IRON ROD, SAID POINT LYING IN THE WEST LINE OF NASHVILLE HIGHLANDS, LLC AS RECORDED IN BOOK 9988, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, SOUTH 35 DEGREES 08 MINUTES 14 SECONDS WEST, 160.93 FEET TO AN OLD 5/8" IRON ROD, THE COMMON CORNER BETWEEN LOTS 1 AND 2 OF SAID PLAT;

THENCE, NORTH 61 DEGREES 00 MINUTES 30 SECONDS WEST, 243.38 FEET TO AN OLD NAIL WITH WASHER, A POINT DEFINING THE EAST RIGHT-OF-WAY OF SAID OLD HICKORY BOULEVARD;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 29 DEGREES 07 MINUTES 21 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,291 SQUARE FEET, OR 0.925 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NOM ZEPHYRHILLS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 31, 2009 FROM KINFOLK REALTY COMPANY, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20100107-0001687 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH EASEMENT RIGHTS FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN PLAT BOOK 8339, PAGE 344, AS RE-RECORDED IN PLAT BOOK 8404, PAGE 811, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.