BILL GARRETT, Davidson County
Trans:T20100026675 DEEDWARRSP
Recvd: 05/05/10 10:17 9 pgs
Fees:48.00 Taxes:96755.00

20100505-0033945

FROM: **G&I IV Hickory Hollow L.P.**

TO: **WW Overlook, LLC**

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
WW Overlook, LLC c/o Olympus Property 2918 W. Park Row Drive Pantego, Texas 76013	Same	Map 163 Parcel 100

THIS INSTRUMENT PREPARED BY: Cherry Petersen Landry Albert LLP. Jon G. Petersen, Esq., Campbell Centre Tower I, 8350 North Central Expressway, Suite 800, Dallas, Texas 75206

STATE OF California)
COUNTY OF San Francisco)

The actual consideration or value, whichever is greater, for this transfer is $26,150,000.

Affiant

Subscribed and sworn to before me, this the 28 day of April, 2010.

MICHAEL FILLMAN
COMM. #1850170
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Exp. MAY 21, 2013

Notary Public

My Comm. Expires: 5/21/13

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3 day of May, 2010, by and between **G&I IV HICKORY HOLLOW L.P.,** a Delaware limited partnership ("Grantor") and **WW OVERLOOK, LLC,** a Tennessee limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which Grantor hereby acknowledges, Grantor has bargained and sold, and does hereby bargain, sell, transfer and convey, unto Grantee, all of

the real property located in Davidson County, Tennessee, and described on Exhibit "A" attached hereto, being part of the property conveyed to Grantor by warranty deed of record as Instrument 20050626-0075061, in the Register's Office of Davidson County, Tennessee (hereinafter called the "Real Estate"). The above description for the Real Estate is based on the survey of Ragan-Smith-Associates, Inc., whose address is 315 Woodland Street, P.O. Box 60070, Nashville, TN 37206, and whose Tennessee license number is 2483.

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the Real Estate; that it has good right to sell and convey the Real Estate; that the Real Estate is unencumbered, except for 2010 Metropolitan Government realty taxes (which are not yet due or payable, and which Grantee assumes), and all of the matters described on Exhibit "B" attached hereto (subject to all of which Grantee takes title to the Real Estate); and that the title and quiet possession Grantor will warrant and forever defend against the lawful claims of all persons claiming through or under Grantor, but not otherwise.

[Grantor's Signature and acknowledgment are on the following page.]

./v.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

G&I IV HICKORY HOLLOW L.P., a Delaware limited partnership

By: G&I IV Hickory Hollow LLC, a Delaware limited liability company, its general partner

By: G&I IV Investment Hickory Hollow Corp., a Delaware corporation, its managing member

By: _____
Name: **Brian T. Summers**
Title: **Vice President**

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian T. Summers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be Vice President of G&I IV Investment Hickory Hollow Corp., a Delaware corporation, as managing member of G&I IV Hickory Hollow LLC, a Delaware limited liability company, as general partner of G&I IV Hickory Hollow L.P., a Delaware limited partnership, the within named bargainor, and that Brian T. Summers as such Vice President of such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the managing member of the general partner.

WITNESS my hand and Notarial Seal at office this 28 day of April, 2010.

Susan Fattorusso
Notary Public

My Commission Expires: 03/08/2011

SUSAN FATTORUSSO
Notary Public, State of New York
No. 01FA6021152
Qualified in ~~Kings~~ Richmond County
Commission Expires March 8, 2011

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land in the Twenty-eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being part of Lot 1 on the Final Plat of "The Overlook At Hickory Hollow" of record in Book 9700, Page 121, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) on the westerly right-of-way line of Bell Road, (right-of-way varies), said pin being situated S 36°34'29" W, 591.27' feet from the centerline intersection of Bell Road & Zelida Avenue; Thence,

1. With an offset in the right-of-way of Bell Road, N 85°15'45" W passing an iron rod (old) at 29.44 feet at said offset and with the north line of lot J-5 as shown on the plan entitled "Hickory Hollow Terrace" as of record in plat book 5200, page 697, R.O.D.C., Tennessee a total distance of 574.65 feet to an iron rod (old); Thence,

2. With the east line of the WILLIAM T. WELLS & wife PATSY R. WELLS property as recorded in deed book 4688, page 444, R.O.D.C., Tennessee and with a Boundary Line Agreement, between Patricia A. Wells & William 1. Wells & Patsy R. Wells, dated September 15, 1995, N 07° 52'23" E, 834.33 feet to an iron rod (old); Thence,

3. Continuing with the east line of the Wells property and with said Boundary Line Agreement, N 29°45'04" W, 681.36 feet to an iron rod (old), in the southeasterly right-of-way line of Rural Hill Road, (a 50-foot wide road); Thence,

4. With the southeasterly right-of-way line of Rural Hill Road, N 64°27'35" E, 100.49 feet, to an iron rod (old); Thence,

5. Continuing with said right-of-way line, 32.86 feet along the arc of a curve to the left that has a radius of 390.00 feet to an iron rod (old) at the northwest corner of the Karen Leigh Wade property as of record in Deed Book 10335, Page 1, R.O.D.C., Tennessee, said curve has a chord bearing and distance of N 62°02'38" E, 32.85 feet; Thence,

6. With the property lines of said Karen Leigh Wade, S 41°40'55" E, 382.06 feet to an iron rod (old); by a wood fence post; Thence,

7. N 55°58'10" E, 151.84 feet to an iron rod (old) by a wood fence post; Thence,

8. N 32°39'37" W, 349.87 feet to an iron rod (old) by a wood fence post, said iron rod being on the southerly property line of Water W. Wyckoff as of record in Deed Book 5899, Page 194, R.O.D.C., Tennessee the same being the southerly property line of Lot 2 as shown on the plan entitled "Rural Hill Acres" as recorded In Plat Book 5210, Page 83, R.O.D.C., Tennessee; Thence,

9. With the southerly property line of said Walter W. Wyckoff S 82°49'00" E, 495.25 feet to an iron rod (old); Thence,

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10. Continuing with the southerly line of the Walter W. Wyckoff property, S 82°55'38" E, 51.71 feet to an iron rod (old); Thence,

11. With the east line of the Wyckoff property, N 00°15'54" W, 324.46 feet to an iron rod (old); Thence,

12, With the south line of the Jerry D. Cupit property as recorded in Deed Book 8142, Page 592, R.O.D,C., Tennessee the same being the south line of lot 1 as shown on the plan entitled "Rural Hill Acres" as recorded in plat book 5210, page 83, R.O.D.C., Tennessee N 85°04'44" E, 169.61 feet to an iron rod (old); Thence,

13. With the easterly line of the Jerry D. Cupit property, the same being the easterly line of lot 1 of the aforementioned "Rural Hill Acres," N 14°31'07" W, 119.30 feet to an existing metal fence post; Thence,

14. Continuing with said easterly line, N 36°15'45" W, 104.57 feet to an iron rod (old); Thence,

15. Continuing with said easterly line, N 18°37'21" W, 101.29 feet to an iron rod (old); Thence,

16. Continuing with said easterly line, N 26°40'41" E, 36.24 feet to an iron rod (old); Thence,

17. Continuing with said easterly line, N 28°07'53" W, 65.51 feet to an iron rod (old); Thence,

18. With the southerly line of the Preston A. Finney property as recorded in deed book 8832, page 694, R.O.D.C., Tennessee & the southerly line of lots 3 & 1 as shown on the plan entitled "Hickory Highlands Apartments" as recorded lit plat book 6900, page 729, R.O.D.C., Tennessee, N 61°19'11" E, 360.69 feet to an iron rod (old); Thence,

19. Continuing with the southerly line of lot 1, the same being the Metropolitan Government Library property as recorded in deed book 7677, page 59, R.O.D.C., Tennessee S 61°58'10" B, 446.44 feet to an iron rod (old) in the westerly right-of-way line of Bell Road; Thence,

20. With the westerly right-of-way line of Bell Road, 428.33 feet along the arc of a curve to the left that has a radius of 1477.50 feet to an iron rod (new), said curve has a chord bearing and distance of S 27°48'51" W, 426.83 feet; Thence,

21. 155.47 feet along the arc of a curve to the left that has a radius of 1474.39 feet to an iron rod (new), said curve has a chord bearing and distance of S 18°39'22" W 155.40 feet; Thence,

22. N 83°49'33" W 7.00 feet to an iron rod (new); Thence,

23. S 05°45'27" W 24.27 feet to an iron rod (new); Thence

24. 131.42 feet along the arc of a curve to the left that has a radius 1477.43 feet to an iron rod (new), said curve has a chord bearing and distance of S 11°55'12" W 131.37 feet; Thence,

25. S 09°23'01" W 41.08 feet to an iron rod (new); Thence,

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26. N 83°32'32" W 1.57 feet to an iron rod (new); Thence,

27. S 06°16'13" W 39.00 feet to an iron rod (new); Thence,

28. S 09°11'25" W 41.01 feet to an iron rod (new); Thence,

29. S 09°11'38" W 311.95 feet to an iron rod (new); Thence,

30. S 11°09'46" W 12.70 feet to an iron rod (new); Thence,

31. N 63°47'46" E 2.68 feet to an iron rod (new); Thence,

32. S 09°23'01" W 389.26 feet to an iron rod (new); Thence,

33. 231.11 feet along the arc of a curve to the right that has a radius of 1390.39 feet to an iron rod (new), said curve has a chord bearing and distance of S 14°08'44" W 230.84 feet; Thence,

34. SSS" 40'20" W 25.51 feet to an iron rod (new); Thence,

35. S20"01'56" W 36.00 feet to an iron rod (new); Thence,

36. S 48°35'15" E 25.52 feet to an iron rod (new); Thence,

37. In a southerly direction 73.16 feet along the arc of a curve to the right that has a radius of 1390.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 22°39'53" W 73.15 feet; Thence,

38. 23.24 feet along the arc of a curve to the right that has a radius of 1382.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 26°55'11" W 23.24 feet; Thence,

39. S 37°48'31" W 55.29 feet to an iron rod (new); Thence,

40. S28°26'05" W 55.11 feet to an iron rod (new); Thence,

41. S 11°16'08" W 19.24 feet to an iron rod (new); Thence,

42. In a southwesterly direction 138.05 feet along the arc of a curve to the right that has a radius of 1382.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 35°24'11" W 137.99 feet; Thence,

43. S 38°15'45" W 198.00 feet to the point of beginning and containing 1,793,347 square feet or 41.170 acres more or less as calculated by the above courses and distances which were determined pursuant to the accuracy standards as adopted by ALTA, NSPS, and ACSM.

Being part of the property conveyed to G&I IV Hickory Hollow L.P., a Delaware limited partnership, by warranty deed of record as Instrument No. 20050626-0075061, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as: The Overlook at Hickory Hollow Apartments, 727 Bell Road, Antioch, Davidson County, Tennessee 37013.

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EXHIBIT "B"

1. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

2. Taxes or special assessments for the year 2010, and subsequent years, liens not yet due and payable.

3. Easements or claims of easements not shown by the Public Records.

4. State of facts shown on survey prepared by Ragan-Smith-Associates, Inc., dated June 3, 2005, and any subsequent state of facts a survey inspection may reveal.

5. Sanitary Sewer and Storm Drainage Easement of record in Book 10460, page 442, in the Register's Office of Davidson County, Tennessee.

6. Easement for right of way of a pipe line across the premises granted Gulf Interstate Gas Company by Russell O. Cashion, Sr. and wife, and other rights as set out in instrument of record in Book 2245, pages 273 and 275, in the Register's Office of Davidson County, Tennessee.

7. Partial Release of Gas Line Easement of record in Book 6167, page 71, in the Register's Office of Davidson County, Tennessee.

8. Right of Way Agreement, dated September 24, 1953, by and between J.D. Gregg and wife, Mary Edna Gregg and Gulf Interstate Gas Company, for pipe line for transportation of products described therein, over area described therein, recorded January 18, 1954, of record in Book 2245, page 275, in Register's Office of Davidson County, Tennessee; as shown on the Survey prepared by Ted J. Stevenson, II, RLS Tenn. 2136, of Ragan-Smith Associates, Inc. for its Job No. 94-146 and Work Order 9098, dated April 16, 2010.

9. Partial Release of Gas Line Easement of record in Book 4438, page 687, in the Register's Office of Davidson County, Tennessee.

10. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7453, page 457, in the Register's Office of Davidson County, Tennessee.

11. Final Plat of the Overlook at Hickory Hollow, of record in Plat Book 9700, page 121, Register's Office for Davidson County, Tennessee, shows reservation for future right-of-way of varying width along easterly side of property facing Bell Road, and in northwest corner of property facing Rural Hill Road, as well as location of easements shown on survey referenced herein.

12. Survey prepared by Ted J. Stevenson, II, RLS Tenn. No. 2136, of Ragan-Smith Associates,

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Inc. for its Job No. 94-146 and Work Order 9098, dated April 16,2010.

13 Easements of record in Book 10414, page 98, Register's Office for Davidson County, Tennessee.

14. Property Alteration Agreement by and among Archstone-Smith Trust, a Maryland real estate investment trust, Archstone-Smith Operating Trust, a Maryland real estate investment trust, and Equal Rights Center, a not-for-profit corporation, and United Spinal Association of record as Instrument No. 20050629-0075058, Register's Office for Davidson County, Tennessee.

15. Assignment and Assumption of Property Alteration Agreement by and between Archstone-Smith Trust, a Maryland real estate investment trust, and Archstone-Smith Operating Trust, a Maryland real estate investment trust, and SFC Properties, Inc., a Delaware corporation, of record as Instrument No. 20050629-0075059, Register's Office for Davidson County, Tennessee.

16. Release of Property Alteration Agreement of record in Instrument Number 20080917-0094977, in the Register's Office for Davidson County, Tennessee. Said Property Alteration Agreement was released and terminated except for the provisions set forth in Sections B.1 and B.2.

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