BILL GARRETT, Davidson County
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Fees:23.00 Taxes:11296.00
20100923-0075895

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP
Matthew G. Noggle, Esq.
511 Union Street, Suite 2700
Nashville, TN 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
SEV Dimension I, LLC 4011 Amory Oaks Drive Nashville, Tennessee 37204	Same	Map70-11, Parcel 005.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,052,974.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2010.

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Comm. Expires: 7-3-12

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 is hereby acknowledged, SEV METROCENTER IV, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SEV DIMENSION I, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in the City of Nashville, County of Davidson, and State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described in this Deed and on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor does hereby covenant that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances.

Grantor further covenants and binds itself, successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all claiming by, through or under Grantor, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of September, 2010.

SEV METROCENTER IV, LLC , a Tennessee limited liability company

By: Southeast Venture, LLC, a Tennessee limited liability company, its Manager

By: _____

Name: Cameron Sorenson

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Southeast Venture, LLC, a Tennessee limited liability company and manager of SEV Metrocenter IV, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Vice President of such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Manager, by himself as Vice President of such Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of September, 2010.

_____
NOTARY PUBLIC

NICOLE M. MAYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 7-3-12

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 31-A on the plan of Resubdivision Plat of Lot 31, MetroCenter, Section 2, of record as Instrument No. 20100903-0070256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to SEV Metrocenter IV, LLC, a Tennessee limited liability company, by deed from Lakeview Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20071221-0146730, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. Real property taxes for 2010, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20100903-0070256, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 7900, page 366, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 4784, page 659, said Register's Office, as amended in Book 5792, page 787, and in Book 7012, pages 61 and 62, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 5225, page 120, said Register's Office.

6. Declaration of Agreements, Charges, Assessment sand Liens for MetroCenter Business Park, of record in Book 7487, page 952, said Register's Office.

7. Restrictive Covenants contained in instrument of record in Book 9420, page 176, said Register's Office.

8. Subject to Metropolitan Government easement for operating and maintenance of flood control levee, outlet works and various retention lakes, as set forth in Ordinance Nos. 73 608, 86 1346 and 92 494.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20100820-0065784, said Register's Office.