Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Alvarez & Marsal Capital RE, LLC 2301 Rosecrans Avenue, Suite 2110 El Segundo, California 90245 Attn: Bradley Hall	See Exhibit "B"	c/o Alvarez & Marsal Capital RE, LLC 2301 Rosecrans Avenue, Suite 2110 El Segundo, California 90245 Attn: Bradley Hall
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KENNER DEVELOPMENT COMPANY, LLC, a Georgia limited liability company (the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to A&M CAPRE INVESTORS BP I – BELLE MEADE CONDOS LLC, a Delaware limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

In accordance with Section 1.01(j) of that certain Master Deed Establishing the Belle Meade Court Condominium, dated December 22, 2008, recorded as Instrument No. 20081223-0122172, in the Official Records of Davidson County, State of Tennessee (the "**Master Deed**"), Grantor further assigns and conveys to Grantee all of rights of Grantor as "Declarant" under the Master Deed, with the exception of the rights of Declarant under Section 11.10(b) thereof.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF Georgia
COUNTY OF Cobb

BILL GARRETT, Davidson County
Trans: T20100061758 DEEDWARRSP
Recvd: 09/30/10 14:24 7 pgs
Fees: 38.00 Taxes: 42383.50
20100930-0078098

The actual consideration or value, whichever is greater, for this transfer is $11,455,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2010.

Notary Public
My Commission Expires: DEC 16, 2013

SUMMER M. SIMPSON NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES DEC 16, 2013

1. Real estate taxes for the current year which have been prorated between the parties.

2. Subject to all matters shown on the Plan of record as Instrument Number 20081112-0111752, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument Number 20070208-0016683, in said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070306-0027614, in said Register's Office.

5. Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument Number 20070404-0040334, in said Register's Office.

6. The Property consists of units in a condominimum apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rigths and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominiums, of record in Instrument Number 20081223-0122172, said Register's Office.

7. Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated May 10, 2007, recorded as Instrument Number 20070515-0058259 in said Register's Office (the "Deed of Trust").

8. Assignment of Rents and Leases, dated May 10, 2007, recorded as Instrument no. 20070515-0058260, in said Register's Office (the "Assignment of Rents").

9. UCC-1 Financing Statement, recorded May 15, 2007 as Instrument no. 20070515-0058261, in said Register's Office (the "Financing Statement").

The Deed of Trust, Assignment of Rents and Financing Statement are being assigned to Grantee pursuant to an assignment of even date herewith. The parties agree that the assignment of the Deed of Trust, Assignment of Rents and Financing Statement to Grantee will not work a merger, and that the Deed of Trust, Assignment of Rents and Financing Statement will remain in full force and effect notwithstanding the fact that Grantee will own title to the

Property subject to the Deed of Trust.

This is improved property, known as Unit Nos. 4401, 4403, 4405, 4407, 4116, 4118, 106, 108, 110, 200, 201, 202, 203, 204, 206, 212, 215, 217, 219, 301, 302, 303, 304, 305, 306, 310, 312, 314, 315, 316, 317, 318, 319, 401, 402, 403, 404, 405, 410, 412, 414, 415, 417, 418, 419, 502, 505, 506, 507, 508 and 509 of Belle Meade Court Condominiums.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of September, 2010.

KENNER DEVELOPMENT COMPANY, LLC,
a Georgia limited liability company

By: Kenner Residential, LLC,
a Tennessee limited liability company,
Manager

By: _____
Name: Robert F. Krause Jr
Its: Chief Manager

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Robert F. Krause, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Kenner Residential, LLC, a Tennessee limited liability company, which is the Manager of Kenner Development Company, LLC, a Georgia limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company as Manager by himself as such Chief Manager.

Witness my hand seal at office this 30th day of September, 2010.

_____
Notary Public

My Commission Expires: _____

SUMMER M SIMPSON
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
DEC. 16, 2013

EXHIBIT "A"

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 4401, 4403, 4405, 4407, 4116, 4118, 106, 108, 110, 200, 201, 202, 203, 204, 206, 212, 215, 217, 219, 301, 302, 303, 304, 305, 306, 310, 312, 314, 315, 316, 317, 318, 319, 401, 402, 403, 404, 405, 410, 412, 414, 415, 417, 418, 419, 502, 505, 506, 507, 508 and 509 of Belle Meade Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kenner Development Company, LLC, a Georgia limited liability company by deed from Newport Development, LLC, a Georgia limited liability company of record in Instrument Number 20070515-0058258, in the Register's Office for Davidson County, Tennessee, dated May 10, 2007.

EXHIBIT "B"

TAX PARCELS

Map 116-3-M, Parcel 00100 CO
Map 116-3-M, Parcel 00200 CO
Map 116-3-M, Parcel 00300 CO
Map 116-3-M, Parcel 00400 CO
Map 116-3-M, Parcel 00500 CO
Map 116-3-M, Parcel 00600 CO
Map 116-3-M, Parcel 10600 CO
Map 116-3-M, Parcel 10800 CO
Map 116-3-M, Parcel 11000 CO
Map 116-3-M, Parcel 20000 CO
Map 116-3-M, Parcel 20100 CO
Map 116-3-M, Parcel 20200 CO
Map 116-3-M, Parcel 20300 CO
Map 116-3-M, Parcel 20400 CO
Map 116-3-M, Parcel 20600 CO
Map 116-3-M, Parcel 21200 CO
Map 116-3-M, Parcel 21700 CO
Map 116-3-M, Parcel 21900 CO
Map 116-3-M, Parcel 30100 CO
Map 116-3-M, Parcel 30200 CO
Map 116-3-M, Parcel 30300 CO
Map 116-3-M, Parcel 30400 CO
Map 116-3-M, Parcel 30500 CO
Map 116-3-M, Parcel 30600 CO
Map 116-3-M, Parcel 31000 CO
Map 116-3-M, Parcel 31200 CO
Map 116-3-M, Parcel 31400 CO
Map 116-3-M, Parcel 31500 CO
Map 116-3-M, Parcel 31600 CO
Map 116-3-M, Parcel 31700 CO
Map 116-3-M, Parcel 31800 CO
Map 116-3-M, Parcel 31900 CO
Map 116-3-M, Parcel 40100 CO
Map 116-3-M, Parcel 40200 CO
Map 116-3-M, Parcel 40300 CO
Map 116-3-M, Parcel 40400 CO
Map 116-3-M, Parcel 40500 CO
Map 116-3-M, Parcel 41000 CO
Map 116-3-M, Parcel 41200 CO
Map 116-3-M, Parcel 41400 CO
Map 116-3-M, Parcel 41500 CO
Map 116-3-M, Parcel 41700 CO

Map 116-3-M, Parcel 41800 CO
Map 116-3-M, Parcel 41900 CO
Map 116-3-M, Parcel 50200 CO
Map 116-3-M, Parcel 50500 CO
Map 116-3-M, Parcel 50600 CO
Map 116-3-M, Parcel 50700 CO
Map 116-3-M, Parcel 50800 CO
Map 116-3-M, Parcel 50900 CO