

Notary Public
My Commission Expires: 12-9-2012

BILL GARRETT, Davidson County
Trans: T20100062067 DEEDWARRSP
Recvd: 10/01/10 12:31 4 pgs
Fees: 23.00 Taxes: 95460.00



20101001-0078477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $25,800,000.00.

Affiant

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Bell BR Hillsboro Village JV, LLC 300 North Greene Street, Suite 1100 Greensboro, North Carolina 27401	Bell BR Hillsboro Village JV, LLC 300 North Greene Street, Suite 1100 Greensboro, North Carolina 27401	Map Parcel Nos.: 104-120-356.00 and 104-120-073.00
After recording return to: This instrument prepared by: Richard A. Fishman, Esq., Burr & Forman LLP 171 17th Street, N.W., Suite 1100 Atlanta, Georgia 30363		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **CENTENNIAL HILLSBORO VILLAGE, LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys to **BELL BR HILLSBORO VILLAGE JV, LLC**, a Delaware limited liability company, ("Grantee"), their respective heirs, legal representatives, successors and assigns, certain land in the First Civil District, Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs, legal representatives, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters appearing in Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their respective heirs, legal representatives, successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Executed this 30 day of September, 2010.

	GRANTOR: **CENTENNIAL HILLSBORO VILLAGE, LLC**, a Delaware limited liability company By: Centennial Real Estate Fund, LP, a Delaware limited partnership, its sole member and manager By: Centennial Real Estate Fund GP, LLC, a Delaware limited liability company, its General Partner By: Centennial Holding Company, LLC, a Georgia limited liability company, its Manager/Member By: Doug B Bowles Name: Doug B. Bowles Title: Chief Operating Officer

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Doug Bowles, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Operating Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in DeKalb, this the 27 day of September, 2010.

Michelle Hagan
NOTARY PUBLIC

My Commission Expires: 11/8/11

MICHELLE HAGAN
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
NOV 8 2011

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the first civil district of Nashville, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Twenty-First Avenue South and Portland Avenue being property shown on P.U.D. & Boundary Plat Of Post Hillsboro Village of record in Plat Book 9700, Page 342, R.O.D.C. and Lot No. 3 as shown on Resubdivision of Lots 2, 3 and 4 of Saint Bernards Subdivision of record in Plat Book 9700, Page 271, R.O.D.C. and being of more particularly described as follows:

BEGINNING at an iron pin at the South end of the return of the intersection of the westerly margin of Twenty-First Avenue South and the Southerly margin of Portland Avenue;

Thence, with said Westerly margin, South 04 degrees 30'11" West, 451.46 feet to a point;

Thence, leaving Twenty-First Avenue South, with the Northerly line of a joint users ingress-egress easement, being Lot No. 2 of above referenced Plat Book 9700, Page 271, R.O.D.C., the following calls:

North 82 degrees 41'16" West, 105.00 feet to a point.
North 89 degrees 52'22" West, 59.89 feet to a point.
North 82 degrees 41'16" West, 522.89 feet to a point at the Southwest corner of Lot No. 3;

Thence, with the Westerly line of Lot No. 3, North 07 degrees 05'06" East, 151.14 feet to a point in the Southerly margin of a public unnamed right-of-way;

Thence, with said Southerly margin, South 82 degrees 42'31" East, 259.93 feet to a point;

Thence, with the Easterly margin of Calhoun Avenue, North 06 degrees 23'21" East, 323.45 feet to a point in the Southerly margin of Portland Avenue;

Thence, with said Southerly margin, South 83 degrees 48'26" East, 385.68 feet to a point,

Thence, with a curve concave to the South having a central angle of 88 degrees 18'37", a radius of 25.00 feet and a chord of South 39 degrees 39'07" East, 34.83 feet, for an arc length of 38.53 feet to the Point of Beginning containing 238,387 square feet or 5.47 acres, more or less.

Being the same property conveyed to Centennial Hillsboro Village, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20090629-0060135, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

2. All matters shown on the Plats of record in Plat Book 9700, Page 271 and Plat Book 9700, Page 342, in the Register's Office for Davidson County, Tennessee.

3. Non-Exclusive, Perpetual, Joint User Ingress and Egress Easement Agreement of record in Book 9489, Page 106, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 9493, Page 943, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 10254, Page 807, in the Register's Office for Davidson County, Tennessee.

6. Easement for Above Ground Cabinet of record in Book 10537, Page 585, in the Register's Office for Davidson County, Tennessee.

7. Easement Agreement of record in Book 10664, Page 238, in the Register's Office for Davidson County, Tennessee.

8. Rights of tenants, as apartment tenants only, by virtue of unrecorded leases, if any, without option to acquire all or any portion of property.