SPECIAL WARRANTY DEED

FROM: RON BUCK, also known as Ronald D. Buck, Grantor

TO: STAG GI Madison, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number:
STAG GI INVESTMENTS HOLDINGS, LLC c/o STAG Capital Partners, LLC 99 Chauncy Street Boston, MA 02111	Same	34 - 47

BILL GARRETT, Davidson County
Trans: T20100065285 DEEDWARRSP
Recvd: 10/14/10 16:02 5 pgs
Fees: 28.00 Taxes: 40515.00
20101014-0082535

Commonwealth of Massachusetts
COUNTY OF Suffolk)

The actual consideration or value, whichever is greater, for this transfer is Ten Million Nine Hundred Fifty Thousand and No/100 Dollars ($10,950,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of October, 2010.

Notary Public

ROBERT J. LENNON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 22, 2017

My Commission Expires: 9-22-2017

FOR AND IN CONSIDERATION OF the sum of Ten Million Nine Hundred Fifty Thousand and No/100 Dollars ($10,950,000.00), the receipt and sufficiency of which are hereby acknowledged, RON BUCK, also known as Ronald D. Buck ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto STAG GI MADISON, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

Being land in Madison, Second Civil District, Davidson County, Tennessee, located generally on the west side of Myatt Drive, east of the C.S.X Transportation Road, south of Dry Creek and north of Fant Industrial Drive and being more particularly described as follows:

Beginning, at 5/8" rebar set with cap MES 1649 (to which all further reference to iron pins set shall refer) in the westerly right-of-way line of Myatt Drive as widened by Metro. Project No. 67-R-40, said rebar also being the northeast corner (of lands of) Myatt Holdings, LLC (recorded in Instrument #200112110136275, Register's Office of Davidson County, Tennessee [henceforth "R.O.D.C."]) also being located N 30°05'30" W, 234.75 feet from a PK nail set at the intersection of Myatt Drive and Myatt Boulevard;

Thence, leaving said right-of-way line with the northerly line of said (lands of) Myatt Holdings, LLC, S76°55'00"W, 176.38 feet to an iron pin found with cap BWSC;

Thence, continuing with said line, N55°10'00"W, 1758.90 feet to a concrete monument found in the easterly right-of-way line of the C.S.X Transportation Railroad;

Thence, with said easterly right-of-way line the following four calls:

(5) Along a spiral curve to the left, 54.61 feet to a 5/8" rebar found, said spiral curve having a chord of N20°00'04"E, 54.60 feet;

(6) N19°38'49"E, 19.70 feet to a 5/8" rebar found;

(7) Along a spiral curve to the right, 200.95 feet to a concrete monument found, said spiral curve having a chord of N21°03'01"E, 200.92 feet;

(8) Along a simple curve to the left, passing a witness pin set at 340.56 feet, in all 400.56 feet to the center of Dry Creek, said curve having a central angle of 12°23'51", a radius of 1851.20 feet, a tangent of 201.07 feet and a chord of N29°20'45"E, 399.78 feet;

Thence, with the approximate center of Dry Creek and the southerly line of (lands of) Dale and Joe Pyron (as recorded in Book 8460, Page 335, R.O.D.C.), of John L. Griffin, Trustee (as recorded in Book 4786, Page 280, R.O.D.C.), and of Griffin Industries, Inc. of Tenn. (as of record in Book 4987, Page 792, R.O.D.C.) the following calls:

(1) S76°00'00"E, 330.00 feet;
(2) N89°00'00" E, 60.00 feet;
(3) N72°51'00"E, 64.39 feet;
(4) N49°24'00"E, 50.00 feet;
(5) N50°45'27"E, 127.16 feet;
(6) S88°47'53"E, 325.46 feet;
(7) S36°00'15"E, 185.49 feet;
(8) S11°40'00"E, 38.20 feet;
(9) N87°48'11"E, 5.09 feet to the westerly right-of-way line of Myatt Drive as widened;

Thence, with the westerly right-of-way line of Myatt Drive, S11°40'00"E, passing an iron pin set at 100.00 feet, in all 1327.57 feet;

Thence, continuing with said right-of-way line, along a curve to the left, 132.58 feet to the point of beginning, said curve having a central angle of 01°18'31", a radius of 5804.58 feet, a tangent of 66.30 feet and a chord of S12°19'15"E, 132.58 feet.

Described according to an ALTA/ACSM Land Title Survey by Sawyer Land Surveying, LLC, Mark E. Sawyer, RLS, Tennessee License 1649, File 010-020, dated April 26, 2010, last revised May 10, 2010.

Being a portion of the same property conveyed to Ronald D. Buck by deed from E. I. du Pont de Nemours and Company of record as Instrument No. 20081230-0123368, R.O.D.C.

TOGETHER WITH all easement(s) conferred by the Easement Agreement recorded in Book 9575, Page 229, in said Register's Office, including, without limitations, the rights of vehicular access to Myatt Drive, parking and water line.

The Property is improved property known as 538 Myatt Drive, Madison, Tennessee.

This conveyance is expressly made subject to the following matters (the "Permitted Encumbrances"):

(a) Taxes and assessments for the year 2010 and subsequent years, not yet due and payable. (Map & Parcel No. 034-0-047); and if improvements are completed after January 1 of 2010, any supplemental assessments for the year 2010, as required by Statute;

(b) Memorandum of Lease recorded as Instrument No. 20081230-0123369 in the Register's Office of Davidson County, Tennessee (the "Register's Office"), the Lease dated December 23, 2008, with E.I. Du Pont De Nemours and Company ("Tenant") evidenced by such Memorandum of Lease, the rights of Tenant under such Lease and rights of parties in possession under agreement with Tenant;

(c) Easement in favor of Davidson County, Tennessee, recorded in Deed Book 3428, page 366, in the Register's Office;

(d) Easement in favor of Davidson County, Tennessee, recorded in Deed Book 4398, page 164, in the Register's Office;

(e) Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction recorded in Book 10395, page 62, in the Register's Office;

(f) Easement Agreement by and between Nashville Warehouse Associates and E.I. DuPont de Nemours and Company, recorded in Book 9575, page 229, in the Register's Office;

(g) Sanitary sewer and/or storm drainage easement recorded in Book 6288, page 435, in the Register's Office;

(h) rights of lenders under the subordination agreements, recorded as Instrument Nos. 20050729-0089069 and 20081222-0121835, in the Register's Office;

(i) easement for the flow of Dry Creek;

(j) any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey and surveyor's report prepared by Mark E. Sawyer, RLS No. 1649, Sawyer Land Surveying, LLC, File No. 010-020, dated April 26, 2010, last revised September 22, 2010, including, without limitation, the following: (i) drainage ditch crossing the easterly portion of the Land; (ii) 30 foot sanitary sewer easement containing a 30 inch sanitary sewer line crossing the easterly portion of the Land; (iii) 20 foot sanitary sewer easement containing an 8 inch sanitary sewer line crossing the easterly portion of the Land; (iv) a portion of the Land is within a flood hazard area; (v) storm drainage pipes from adjoining property drain onto the Land; (vi) overhead electric lines crossing the Land; (vii) concrete pad for truck parking, concrete curbline, and yellow hatched area encroaching onto adjacent property to the southwest of the Land;

(k) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage recorded in Book 8625, page 200, in the Register's Office; and

(l) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage recorded in Book 8625, page 204, in the Register's Office.

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

Grantor covenants and binds Grantor, his heirs, successors and assigns to warrant and forever defend title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims related to or arising from the Permitted Exception), but not further or otherwise. In all other respects, the Property is granted, bargained, sold, assigned and transferred unto Grantee "AS-IS" and subject to all limitations and disclaimers set forth in Section 7.1 of that certain Real Estate Purchase and Sale Agreement dated as of September 3, 2010, as amended by First Amendment to Real Estate Purchase and Sale Agreement dated September 8, 2010 (as amended, the "Agreement"), both by and between Grantor and STAG GI Investments Holdings, LLC, a Delaware limited liability company, which has assigned its rights under the Agreement to Grantee.

(Signature Page Follows – Remainder of Page Intentionally Left Blank)

Witness my hand this 12th day of October, 2010.

Ron Buck, also known as
Ronald D. Buck

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, Ron Buck, also known as Ronald D. Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of October, 2010.

Deborah A. Hughes
Notary Public

My Commission Expires: May 2, 2011

DEBORAH A. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011