Box 31-B
S+R
KAB

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079025 DEEDWARRSP
Recvd: 12/15/10 15:59 4 pgs
Fees:23.00 Taxes:25900.00
20101215-0099858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $7,000,000.00

Michael Kramer

Affiant Michael Kramer, solely in his capacity as an Assistant Vice President of Bank of America, N.A., the Manager of Syndicated Properties Management, LLC, the Manager of the within-named Grantor

SWORN TO AND SUBSCRIBED BEFORE ME, THIS DECEMBER 15, 2010

Dawnelle B Smith

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWNELLE B. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
~~Dawnelle B. Smith~~
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Tenenbaum & Saas, P.C.
4504 Walsh Street, Suite 200
Chevy Chase, Maryland 20815
Attn: Gregory J. Ross, Esq.

ADDRESS OF NEW OWNER AS FOLLOWS	**SEND TAX BILLS TO:**	MAP-PARCEL NUMBERS
Land Investment Partners, LLC 26 c/o 2303 Cumberland Pkwy. Atlanta, Georgia 30339 Attn: Scott D. Hawkins	**SAME**	93-11-252, 93-11-253

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, NASHVILLE (TN) ROLLING SYNDICATED HOLDINGS, LLC, a TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY

THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LAND INVESTMENT PARTNERS, L.L.C., 26, A GEORGIA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 6 and 7 on the final plat of Phase 1, Rolling Mill Hill, of record in Instrument No. 20070129-0011871, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Nashville (TN) Rolling Syndicated Holdings, LLC by Substitute Trustee's Deed dated September 24, 2009, recorded in the Register's Office for Davidson County, Tennessee as Instrument No. 20090924-0088957, which is the source of the foregoing legal description.

This conveyance is subject to the matters described in Exhibit A attached hereto.

This is improved property known as Lots 6 and 7, Rolling Mill Hill, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land and all improvements located thereto, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for easements and restrictions of record; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the GRANTOR this DECEMBER 15, 2010.

NASHVILLE (TN) ROLLING SYNDICATED HOLDINGS, LLC, a Tennessee limited liability company

By: SYNDICATED PROPERTIES MANAGEMENT, LLC
a Delaware limited liability company
Its Manager

By: Bank of America, N.A.,
a national banking association,
Its Manager

By: Michael Kramer
Michael Kramer
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Kramer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Assistant Vice President of Bank of America, N.A., a national banking association, which bank is the Manager of Syndicated Properties Management, LLC, a Delaware limited liability company, which company is the Manager of Nashville (TN) Rolling Syndicated Holdings, LLC, the within named grantor, and that he as such Assistant Vice President of such bank, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said bank as such Assistant Vice President, on behalf of said bank and said limited liability companies.

WITNESS my hand and seal at office, on this December 15, 2010.

Dawnelle B. Smith

Notary Public

My commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

EXHIBIT A

Exceptions to Title

1. General or special taxes and assessments required to be paid in the year 2010 and subsequent years, a lien now due and payable.

2. Matters shown on the Plan of record as Instrument No. 20080226-0018938, said Register's Office.

3. Master Deed of record as Instrument Nos. 20081231-0123861, 20081231-0123862 and 20081231-0123863, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20070423-0047806, said Register's Office.

5. Notice of Land use Restrictions of record as Instrument No. 20070723-0087181, said Register's Office.

6. Amendment to Ordinance of The Rutledge Hill Redevelopment Plan of record in Book 10512, page 477 and in Ordinance Bill No. 2005-875, said Register's Office