After recording return to and

This instrument prepared by:
Amy H. Wells, Esq.
Cox, Castle & Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067

BILL GARRETT, Davidson County
Trans:T20110002006 DEEDWARRSP
Recvd: 01/10/11 13:47 5 pgs
Fees:28.00 Taxes:31559.15
20110110-0002747

Name and Address of Property Owner:	Send Tax Bills and Return by Mail to:	Map and Parcel Numbers
PanCal Metroplex 138 LLC c/o Principal Real Estate Investors 801 Grand Avenue Des Moines, Iowa 50392-2010 Attn: John Frandsen	PanCal Metroplex 138 LLC c/o Principal Real Estate Investors 801 Grand Avenue Des Moines, Iowa 50392-2010 Attn: John Frandsen	134.255.00

NCS-450852-2a 1of1

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Metroplex Business Park, LLC, a Tennessee limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto PanCal Metroplex 138 LLC, a Delaware limited liability company, hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land, as legally described on Exhibit A attached hereto and made a part hereof.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under us, but no further or otherwise.

(signature(s) and acknowledgement(s) on following page(s))

Witness our hands this 9th day of December, 2010.

GRANTOR:

Metroplex Business Park, LLC, a
Tennessee limited liability company

By: Metroplex Business Park PDC, LLC,
a Delaware limited liability company
Its: Manager

By: Brush Creek Investments, LLC,
a Tennessee limited liability company
Its: Manager

By: Wlh Ham
Name: Whitfield Hamilton
Its: Reg Director

STATE OF Florida)

COUNTY OF Duval)

Personally appeared before me, Lori A. Waugh, Notary Public, Whitfield Hamilton, as Regional Director of Brush Creek Investments, LLC, a Tennessee limited liability company, which is the Manager of Metroplex Business Park PDC, LLC, a Delaware limited liability company, the Manager of Metroxplex Business Park, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Manager 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, at office, this 9 day of December, ~~200~~ 2010

Lori A. Waugh
Notary Public

My commission expires: November 18, 2011 (Seal)

LORI A. WAUGH
MY COMMISSION # DD 735465
EXPIRES: November 18, 2011
Bonded Thru Notary Public Underwriters

STATE OF Florida)
) ss.
COUNTY OF Duval)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $ 9,529,700.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9
DAY OF December, 20 10.

NOTARY PUBLIC

My Commission expires: November 18, 2011 (Seal)



EXHIBIT A

Legal Description

LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREIN IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT 1, SECTION 3 ON THE PLAN ON METROPLEX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF METROPLEX DRIVE AT ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARAGON MILLS ROAD;

THENCE, WITH A RIGHT-OF-WAY LINE OF METROPLEX DRIVE, S 33°28'21" E, 79.96 FEET TO A POINT.

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, 351.86 FEET TO AN EXISTING MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°15'39", A RADIUS OF 371.54 FEET, A TANGENT OF 190.38 FEET AND A CHORD OF S 60°36'11" E 338.86 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 02°16'00" W, 15.00 FEET TO A POINT;

THENCE S 87°44'00" E, 35.00 FEET TO A POINT IN THE EDGE OF SORGHUM BRANCH; THENCE WITH SAID SORGHUM BRANCH, THE FOLLOWING CALLS:

S 30°22'42" E, 457.00 FEET TO A POINT;

S 87°44'21" E, 20.00 FEET TO A POINT IN THE NORTHWEST CORNER OF LOT NO. 2 AS SHOWN ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 2 HARDING PLACE PARK OF RECORD IN BOOK 4660, PAGE 7, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

ALONG THE WEST LINE OF SAID LOT NO. 2, S 38°28'36" E, 56.64 FEET TO A POINT;

S 06°48'30" E, 79.94 FEET TO A POINT;

S 03°11'30" W, 72.83 FEET TO A POINT;

S 25°18'30" E, 99.06 FEET TO A POINT;

S 27°30'00" W, 154.97 FEET TO AN EXISTING IRON PIN;

THENCE, ALONG THE SOUTH LINE OF THIS PARCEL, N 87°38'30" W. 423.12 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 24;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, 420.12 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°18'37", A RADIUS OF 11,659.16 FEET, A TANGENT OF 235 FEET AND A CHORD N 32°18'31" W 470.09 FEET TO A POINT;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, N 33°27'49 W, 44.20 FEET TO A POINT;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, N 71°22'49" W, 15.38 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF PARAGON MILLS ROAD;

THENCE WITH SAID RIGHT-OF-WAY, N 05°14'26" E, 599.42 FEET TO A FOUND MONUMENT;

THENCE, N 56°30'55" E, 26.30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO METROPLEX BUSINESS PARK, LLC BY DEED OF RECORD IN INSTRUMENT NO. 200710090120026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.