Prepared by:
Seth Stein, Esq.
Law Firm of Seth Stein P.C.
370 Lexington Avenue, 24th Floor
New York, New York 10017

When recorded, mail to:
PC Canterchase, LLC
c/o Peak Capital Partners
1474 E 820 N
Orem, UT 84097
Attn: Jamie Dunn

Davidson County DEEDWARR
Recvd: 03/24/11 15:20 10 pgs
Fees:53.00 Taxes:33670.00
20110324-0022940

Send Tax Notices to
New Owner:
PC Canterchase, LLC
c/o Peak Capital Partners
1474 E 820 N
Orem, UT 84097
Attn: Jamie Dunn

SPECIAL WARRANTY DEED
Canterchase Apartments

For the consideration of the sum of Ten Dollars ($10.00) and other valuable considerations received, C-C CANTERCHASE, LLC, a Delaware limited liability company ("Grantor"), does hereby convey to PC CANTERCHASE, LLC, a Utah limited liability company ("Grantee"), all of Grantor's right and interest in and to the following described real property (the "Property") situated in Davidson County, Tennessee, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The property is improved.

Tax map and parcel number 135-0-367

Property address: 1901 Murfreesboro Pike, Nashville, Tennessee 37217

SUBJECT TO: only permitted exceptions set forth on Exhibit B attached hereto and by reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 21st day of March, 2011

GRANTOR:

C-C Canterchase, LLC, a Delaware limited liability company

By: C-C Canterchase Realty Corp., a Delaware corporation, its Managing Member

By: _____
Sheldon Stahl
Vice President

STATE OF New York)
)SS:
COUNTY OF Westchester)

I, a Notary Public in and for the State and County aforesaid, do hereby certify that on this date Sheldon Stahl, the duly authorized Vice President of C-C Canterchase Realty Corp., in its capacity as the managing member of C-C Canterchase, LLC, a Delaware limited liability company, appeared before me and acknowledged, subscribed and swore that he/she executed and delivered the foregoing instrument as his/her free and voluntary act and deed and as the free and voluntary act and deed of said company.

Witness my hand this 21st day of March, 2011

My Commission Expires: 7/26/2014

(SEAL) Bonita Jame
NOTARY PUBLIC

BONITA JAME
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01JA6225740
Qualified in Westchester County
Commission Expires July 26, 2014

State of Utah; County of Utah

The actual consideration or value, which is greater, for this transfer is $9,100,000.00

James A. Lamm

Buyer or Buyer's Representative

Subscribe and sworn to me this 23rd day of March, 2011.

Notary Public

Notary Public
AARON C HANSEN
Commission #583252
My Commission Expires
July 7, 2014
State of Utah

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being known as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the northwest corner of Houston T. Ezell as of record in Deed Book 7999, page 690, Register's Office for Davidson County, Tennessee, said point being located south 35° 48' 30" West, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin South 54° 11' 30" East, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of K.S. Realty, LLC, formerly of Kwik Sak, Inc., as of record in Deed Book 9790, page 882, formerly described in Deed Book 7659, page 126, to a point in what was the West boundary of Reserved Parcel 350 as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee;

THENCE, with said Reserve Parcel South 05° 07' 31" East, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, page 31, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary, North 85° 22'28" West, 55.42 feet to a point;

THENCE, South 05° 07' 31" West, 572.80 feet to a point being a common corner with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9851, page 90, formerly described in Deed Book 9546, page 495, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, South 50° 05' 40" West, 275.67 feet to a point;

THENCE, North 79° 53' 10" West, 305.66 feet to a point; THENCE, South 23° 28' 00" West, 315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, page 408, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary, North 86°24' 27" West, 851.60 feet to a point;

THENCE, North 10° 35' 36" East, 48.03 feet to a point in the East Margin of Harding Place extension;

THENCE, with said East margin, North 58° 56' 29" East, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve having a central angle of 23° 26' 09" a radius of 2566.48 feet, a chord bearing of North 47° 22' 29" East, and a curve distance of 1036.22 feet to a point;

THENCE, North 35° 48' 30" East, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, page 128, Register's Office for Davidson County, Tennessee;

THENCE, leaving said East margin and with the Jones boundary, South 85° 36' 15" East, 56.86 feet to a point;

THENCE, North 03° 52' 18" East 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones' property with said East margin, North 35° 48' 30" East 259.23 feet to the point of beginning; containing 21.50 acres, more or less.

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in the sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee. And more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

Thence leaving the southwest margin of Murfreesboro Road, South 35° 48' 30" seconds West, 25.00 feet to a point; Thence, South 85° 04' 25" West, 45.68 feet to a point; Thence South 44° 20' 21" West, 20.00 feet to a point; Thence, North 45° 39' 39" West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44° 20' 21" East 20.00 feet to a point being the beginning of a radius return to the right; Thence, with the East margin and the radius return to the right having a central angle of a 81° 28' 09" a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet, (.056 Acres)

Being the same property to C-C Canterchase, LLC, from EQR-Canter Chase General Partnership by deed of record in Instrument No. 200312120178375, in the Register's Office for Davidson County, Tennessee.

Also described in survey prepared by Joseph M. Holland of Joseph G. Petrosky Associates, LLC, RLS No. 1645, dated 11-7-2003, as follows:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest side of Murfreesboro Road approximately 2255 feet Northwest of the centerline of Franklin Limestone Road and also being shown as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, Page 12, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument located in the East margin of the extension of Harding Place at the Northwest corner of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120318, R.O.D.C.; said point being located S35°48'30"W, 440.00 feet more or less from the centerline of Murfreesboro Road;

Thence, leaving said East margin S 54°11'30" E, 520.78 feet along the West boundary of Old Hickory Credit Union and the West boundary of other property of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120317 R.O.D.C., to a point in what was the West boundary of Reserve Parcel "C" as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, Page 12, R.O.D.C.;

Thence, with said Reserve Parcel "C" S 05°07'31" W, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, Page 31, R.O.D.C.;

Thence, leaving said Reserve Parcel "C" and with the Una Baptist Church North boundary, N 85°22'28" W, 55.42 feet to a point;

Thence, S 05°07'31" W, 572.80 feet to a point being a common corner with the Resubdivision of Lot 1, Forge Ridge as of record in Plat Book 9700, Page 295, R.O.D.C.;

Thence, leaving the Una Baptist Church property and with Resubdivision of Lot 1, Forge Ridge boundary, S 50°05'40" W, 275.67 feet to a point;

Thence, N 79°53'10" W, 305.66 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point; Thence, S 23°28'00" W, 315.00 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point in the North boundary of the Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust as of record in by Document No. 20030807-0112453, R.O.D.C.;

Thence, leaving Forge Ridge property and with Cherry's North boundary, N 86°24'27" W, 851.60 feet to a point;

Thence, N 10°35'36" E, 48.03 feet to a point in the East margin of Harding Pace extension;

Thence, with said East margin, N 58°56'29" E, 48.38 feet to a point, said point being the beginning of a curve to the left;

Thence, with said curve, having a central angle of 23°08'00", a radius of 2566.48 feet, a chord bearing of N 47°22'29" E, a chord distance of 129.20 feet, and an arc distance of 1036.22 feet to a point;

Thence, N 35°48'30" E, 263.68 feet to a point in the South boundary line of the James R. Jones property as of record in Deed Book 10712, Page 251, R.O.D.C.:

Thence, leaving said East margin and with the Jones boundary, S 85°36'15" E, 56.86 feet to a point;

Thence, N. 03°52'18" E, 91.75 feet to a point in the East margin of said extension;

Thence, leaving Jones property with said East margin, N 35°48'30" E, 259.23 feet to the point of beginning;

Containing 21.58 acres, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.

2. Subject to the following matters disclosed on that certain plat of record in Book 6250, Page 12, as amended in Book 6647, page 894, in the Register's Office for Davidson County, Tennessee.
   a) Public Utility and Drainage Easement;
   b) Existing 20' Sewer Easement; and
   c) Minimum building setback lines.

3. Agreement by and between Houston T. Ezell and Douglas L. Sanders and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated November 23, 1968, recorded January 7, 1969 in Book 4298, page 565, in the Register's Office for Davidson County, Tennessee.

   Agreement by and between Clifton L. Meacham and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated March 22, 1974, recorded May 17, 1974 in Book 4816, page 310, in the Register's Office for Davidson County, Tennessee.

   Agreement by and between L & P Partnership and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated May 30, 1980 recorded June 6, 1980 in Book 5609, page 758, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement by and between Lokey Properties and The Metropolitan Government of Nashville and Davidson County, dated March 13, 1984, recorded March 22, 1984 in Book 6254, page 493, in the Register's Office for Davidson County, Tennessee.

5. Overhead Line Easement granted by Kenneth R. Lokey, Trustee to Metropolitan Government, dated October 15, 1984, recorded October 19, 1984 in Book 6407, page 894, in the Register's Office for Davidson County, Tennessee.

6. Subject to the following matters disclosed on that certain survey prepared by Joseph G. Petrosky Associates, LLC, having been certified under the date of November 10, 2003, by Joseph G. Petrosky, a Registered Land

Surveyor holding License No. 010956:

a) Overhead powerline;
b) Encroachment of improvements onto Overhead Line Easement granted by Kenneth R. Lokey, Trustee to Metropolitan Government recorded October 19, 1984 in Book 6407, page 894, in the Register's Office of Davidson County, Tennessee.

7. Memorandum of Lease by and between C-C Canterchase, LLC, and Mac-Gray Services, Inc., entered into on April 15, 2008, recorded August 11, 2008 of record in Instrument No. 200808110082575, in the Register's Office for Davidson County, Tennessee.

8. Grant of Easement by and between Comcast of Nashville I, LLC and C-C Canterchase LLC dated October 17, 2008 and recorded March 20, 2009 of record in Instrument No. 200903200025233, in the Register's Office for Davidson County, Tennessee.

9. Multifamily Deed of Trust, Assignment of Rents and Security Agreement among C-C Canterchase, LLC, a Delaware limited liability company to Joseph B. Pitt, Jr., Esq., Trustee, for the benefit of Column Guaranteed LLC, in the principal sum of $7,910,000.00 made as of December 11, 2003 and recorded December 12, 2003 as Instrument No. 20031212-0178376 in the Register's Office of Davidson County, Tennessee.

   As assigned by that Assignment of Security Instrument from Column Guaranteed LLC to Federal Home Loan Mortgage Corporation dated as of December 11, 2003 and recorded December 12, 2003 as Instrument No. 20031212-0178377 in the Register's Office of Davidson County, Tennessee.

   As assumed by that certain Assumption Agreement by and among C-C Canterchase, LLC, a Delaware limited liability company, as Original Borrower, PC Canterchase, LLC, an Utah limited liability company, as New Borrower, Howard Parnes, as Original Guarantor, Jeffery D. Burningham, Jeffrey C. Danley, James D. Dunn and Jared Remington, as New Guarantor, and Federal Home Loan Mortgage Corporation, as Lender, dated as of March ___ 2011 and recorded March ___, 2011, as Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Aaron C. Hansen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Utah

County of Salt Lake

Personally appeared before me, Jay D. Thompson, a notary public for this county and state, Aaron C Hansen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept. 17, 2014
Notary' Seal (if on paper)

Notary Public
JAY D THOMPSON
Commission #600931
My Commission Expires
September 17, 2014
State of Utah