This Instrument Prepared by
and When Recorded Return to:

Michael J. Voynich, Esquire
SUTHERLAND
999 Peachtree Street NE
Suite 2300
Atlanta, Georgia 30309

BILL GARRETT, Davidson County
Trans:T20110054224 DEEDWARRSP
Recvd: 09/01/11 12:53 7 pgs
Fees:38.00 Taxes:68165.10
20110901-0067880

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
L-A Red Oak Owner, LLC c/o Global State Investments USA 870 Inman Village Parkway, #234 Atlanta, Georgia 30307	SAME	133-040-053.00 133-000-044.00 119-160-094.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TWIN OAKS ASSOCIATES, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto L-A RED OAK OWNER, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on following page]

WITNESS Grantor's hand, this 28 day of August, 2011.

GRANTOR:

TWIN OAKS ASSOCIATES, a Tennessee general partnership

By: _____
Print Name: Willie K. Davis
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana Page, a Notary Public, Willie K. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of TWIN OAKS ASSOCIATES and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, this 28 day of August, 2011.

DANA PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

_____
NOTARY PUBLIC
My Commission Expires: 03/03/15

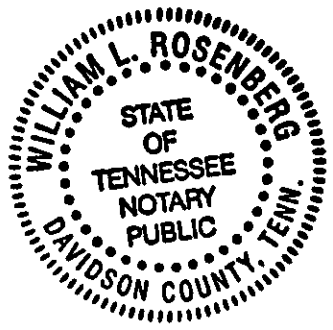
13536843.1

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $18,423,000.

Dorothy L. Acurlock
Affiant

Subscribed and sworn before me this 31st day of August, 2011.



William L. Rosenberg
NOTARY PUBLIC
My Commission Expires: May 5, 2015

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EXHIBIT A
LEGAL DESCRIPTION

[see attached]

TRACT I

Land located in the Twenty-seventh Councilmanic District of Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of Lot 1 Revised Twin Oaks, P.B. 5200, page 669, R.O.D.C. and Lot 1, Twin Oaks Phase II, P.B. 9700, PG, 819, R.O.D.C. of record in Instrument Number 20010510-0048697, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod in the northerly right-of-way of Antioch Pike at a southwesterly corner of New Plan Excel Realty Trust, Inc., property of record in Deed Book 11581, Page 94, R.O.D.C.;

Thence with said right-of-way northwesterly with a curve to the left 518.04 feet to an iron rod at a southeasterly corner of Malcolm L. Barrett, Sr. et ux, Rachael S. Barrett, Trustees property of record in Deed book 8512, page 193, R.O.D.C., said curve having a radius of 672.00 feet, a central angle of 44° 10' 09" and a chord of 505.31 feet at North 64° 13' 42 1/2" West;

Thence North 30° 27' 07" East, 1,100.02 feet to an iron rod in the southerly right-of-way of Twin Oaks Drive at a northeasterly corner of Twin Oaks Subdivision of record in Plat Book 7900, Page 70, R.O.D.C.;

Thence with the right-of-way of said Twin Oaks Drive as follows:

South 88° 11' 45" East, 204.26 feet to an iron rod;
North 01° 48' 15" East, 50.00 feet to an iron rod;
North 88° 11' 45" West, 816.01 feet to an iron rod at a southeasterly corner of Section Two-Phase One Twin Oaks Subdivision of record in Plat Book 8250, Page 25, R.O.D.C.;

Thence North 02° 10' 00" East, 169.56 feet to an iron rod in the southerly boundary of James C. Pyburn, et ux property of record in Deed Book 10333, Page 163, R.O.D.C.;

Thence with the boundary of said Pyburn property as follows:

South 86° 58' 05" East, 816.06 feet to an iron rod;
North 01° 56' 30" East, 70.58 feet to a concrete monument in the westerly right-of-way of Interstate I-24;

Thence with said westerly right-of-way as follows:

Southeasterly with a curve to the left 252.50 feet to an iron rod, said curve having a radius of 5,879.58 feet, a central angle of 02° 27' 38" and a chord of 252.49 feet at South 51° 04' 56" East;
South 57° 22' 48" East 91.45 feet to an iron rod;
Southeasterly with a curve to the right 1,143.14 feet to an iron rod at a northeasterly corner of Hassan property of record in Deed Book 11356, Page 45, R.O.D.C., said curve having a radius of 5,500.00 feet, a central angle of 11° 54' 31" and a chord of 1,141.09 feet at South 49° 00' 55 1/2" East;

Thence with the boundary of said Eslami Property as follows:

South 89° 57' 00" West, 284.48 feet to an iron rod;
South 02° 07' 11" West, 332.14 feet to an iron rod;
South 05° 02' 15" West, 191.34 feet to an iron rod in the easterly boundary of the aforementioned New Plan Excel Realty Trust, Inc. property;

Thence with the boundary of said property as follows:

North 12° 50' 30" West, 203.50 feet to an iron rod;
North 00° 39' 30" East, 362.67 feet to an iron rod;
North 62° 13' 47" West, 301.80 feet to an iron rod;
South 89° 39' 11" West, 533.00 feet to a concrete monument;
South 00° 14' 49" West, 176.29 feet to an iron rod;
South 26° 01' 12" West, 160.70 feet to an iron rod;
South 34° 08' 45" West, 412.41 feet to the beginning.

Containing 25.516 acres, more or less, and being property conveyed to Twin Oaks Associates by deed from The Glen, LTD., of record in Book 8149, page 737, in the Register's Office for Davidson County, Tennessee and by deed from Glen Associates of record in Book 11479, page 236, in said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Twin Oaks Subdivision, Section Two, Phase One, as shown on plat of record in Plat Book 8250, page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Twin Oaks Associates, a Tennessee general partnership from Glen Associates, a Tennessee join venture by deed of record in Book 11614, page 557, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. All matters shown on the plat of record in Instrument No. 200105100048697, in the Register's Office for Davidson County, Tennessee

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5203, page 453, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6198, page 457, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7485, page 941, in the Register's Office for Davidson County, Tennessee.

6. Cable Television Easement and Maintenance Agreement by and between InterMedia Partners, L.P., and Twin Oaks Associates, a Tennessee general partnership by deed of record in Instrument No. 200004180038812, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Instrument No. 200004250040744, in the Register's Office for Davidson County, Tennessee.

8. Memorandum of Lease by and between Twin Oaks Associates, a Tennessee general partnership and Mac-Gray Services, Inc., in Instrument No. 200708280102929, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument No. 200810060101451, in the Register's Office for Davidson County, Tennessee.

10. Rights of tenants under any unrecorded leases.

11. Lack of access to and from a controlled access highway (I-24).

12. All matters shown on the plat of record in Book 8250, page 25, in the Register's Office for Davidson County, Tennessee. (TRACT II)

13. Restrictions of record in Book 1163, page 372, in the Register's Office for Davidson County, Tennessee. (TRACT II)