New Owner's Address	Send Tax Bills To:	Map Parcel Nos.
AB Merion Brentwood, LLC 308 E. Lancaster Ave., Suite 300 Wynnewood, PA 19096	AB Merion Brentwood, LLC 308 E. Lancaster Ave., Suite 300 Wynnewood, PA 19096	171-00-0-035.00

SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CMS BRENTWOOD, LLC**, a Delaware limited liability company ("Grantor"), does hereby sell, transfer and convey unto **AB MERION BRENTWOOD, LLC**, a Delaware limited liability company, certain real property located in the First Civil District, Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

This is improved property known as:
570 Church Street
Brentwood, Tennessee 37027

TO HAVE AND TO HOLD said property unto AB Merion Brentwood, LLC, a Delaware limited liability company, its successors and assigns, forever in fee simple.

THIS CONVEYANCE is made subject to easements, conditions, and restrictions of record.

Grantor covenants that it is lawfully seized and possessed of said property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the property herein conveyed against all persons lawfully claiming the same from, through or under it, but not otherwise.

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BILL GARRETT, Davidson County
Trans:T20110082075 DEEDWARRSP
Recvd: 12/28/11 11:02 4 pgs
Fees:23.00 Taxes:95496.40
20111228-0101373

IN WITNESS WHEREOF, Grantor has executed this conveyance this 21st day of December, 2011.

CMS BRENTWOOD, LLC
a Delaware limited liability company

By: CMS Brentwood Manager, LLC, its Manager

By: CMS Brentwood SPE, Inc.

By: _____
Name: Richard A. Kwait
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF MONTGOMERY)

Before me, Donna M. Rittershausen, of the state and county aforesaid, personally appeared Richard A. Kwait, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of CMS Brentwood SPE, Inc., a Delaware corporation, acting in its capacity as Manager of CMS Brentwood Manager, LLC, a Delaware limited liability company, acting in its capacity as Manager of CMS Brentwood, LLC, a Delaware limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said CMS Brentwood SPE, Inc., a Delaware corporation, in his capacity as Vice President, acting on behalf of CMS Brentwood, LLC.

WITNESS my hand and seal at office in Wynnewood, Penna., this 14th day of Dec, 2011.

_____
My commission expires: Notary Public
[Affix Notarial Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA M. RITTERSHAUSEN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 24, 2013

RITTERSHAUSEN NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

THIS INSTRUMENT PREPARED BY:
↓ Return to:
Arent Fox LLP
1050 Connecticut Avenue, NW
Washington, DC 20036

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF MONTGOMERY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 25,809,839, which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT—Grantee

AB MERION BRENTWOOD, LLC,
a Delaware limited liability company

By: _____
Name: Richard A. Kwait
Title: Authorized Representative

Subscribed and sworn to before me on
this 13 day of December, 2011.

_____
Notary Public

[Affix Notarial Seal]

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA M. RITTERSHAUSEN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 24, 2013

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the First Civil District, Thirty-second Councilmanic District, Nashville, Davidson County, Tennessee, located on the northerly side of Church Street East and east of Overlook Boulevard and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Church Street East, said point being the southwest corner of the herein described parcel and the southeast corner of property conveyed to J.W. Hendricks as of record in Book 8115, Page 926, R.O.D.C.;

THENCE, with the easterly line of said J. W. Hendricks property N 02°42'47" E, 677.40 feet to a point in the southerly line of property conveyed to Brentwood Highlands, LTD as of record in Book 6542, Page 456, R.O.D.C.;

THENCE, with the southerly line of said Brentwood Highlands property and the southerly line of Brentwood Section Two as of record in Book 5050, Page 36, R.O.D.C. and the southerly line of Highlands of Brentwood, Section Four as of record in Book 5800, Page 232, R.O.D.C. the following calls:

S 87°21'28" E, 216.85 feet to an iron pin;

S 87°27'00" E, 253.54 feet to an iron pin;

S 86°32'41" E, 62.95 feet to an iron pin;

S 87°07'51" E, 409.74 feet to an iron pin, said iron pin being the northwest corner of property conveyed to Robert N. Hutcheson as of record in Book 5134, Page 390, R.O.D.C.;

THENCE, with the westerly line of said Robert N. Hutcheson property S 04°07'24" W, 666.40 feet to a point in the northerly right-of-way line of Church Street East, as widened;

THENCE, with said northerly right-of-way line the following calls:

N 85°49'39" W, 183.32 feet to a point;

Along a curve to the left 249.56 feet to a point, said curve having a central angle of 04°08'05", a radius of 3,458.25 feet, a tangent of 124.84 feet, and a chord of N 87°53'42" W, 249.51 feet;

N 89°57'44" W, 242.29 feet;

N 87°30'32" W, 251.89 feet to the point of beginning.

Also being Lot No. 1 as shown on the plan of the Gables at Brentwood as of record in Book 7900, Page 778, R.O.D.C.

Being the same property conveyed by Quit Claim Deed of record as Instrument No. 20010102-0000638, in the Register's Office, Davidson County, Tennessee.