Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
c/o The Taubman Company 200 East Long Lake Road Bloomfield Hills, MI 48304	117-10-117	Green Hills Land TRG LLC Taubman Co. Real Estate Tax P.O. Box 200 Bloomfield Hills, MI 48304
This instrument prepared by: Edwards Wildman Palmer LLP, 225 West Wacker Street, Suite 2800, Chicago, Illinois 60606		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Davis Street Land Company of Tennessee II, L.L.C., a Delaware limited liability company, not personally, but solely as Trustee of the GH II Trust, a Tennessee Trust (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Green Hills Land TRG LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings, structures, privileges and rights appurtenant thereto and all appurtenances, tenements, hereditaments, privileges and easements thereunto belonging or appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to, and only to, those matters listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property located at 3808 Cleghorn Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

This document may be executed in multiple counterparts which shall together constitute a single document.

BILL GARRETT, Davidson County
Trans:T20110082344 DEEDWARRSP
Recvd: 12/29/11 10:05 6 pgs
Fees:33.00 Taxes:12333.33
20111229-0101693

STATE OF Michigan
COUNTY OF Oakland

The actual consideration or value, whichever is greater, for this transfer is $3,333,333.34.

Affiant

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

STEPHANIE M DAFOE
Notary Public - Michigan
Oakland County
My Commission Expires Sep 30, 2012
Acting in the County of Oakland

Notary Public
My Commission Expires: 9/30/2012

The above purchase price was allocated between parcels comprising the Green Hills Mall. The transaction also included two additional malls in California. The total overall price paid for the three assets was allocated. The purchase price consisted of partnership interests, assumption of existing debt, and promissory notes. Each of these operating properties has leases in place, contracts, personal property and various intangibles, all of which were conveyed to Buyer. The certification above reflects the gross or full price allocated as the detailed purchase price allocation has not been completed at this time.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 21st day of December, 2011.

DAVIS STREET LAND COMPANY OF TENNESSEE II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF GH II TRUST, A TENNESSEE COMMON LAW TRUST

BY: DAVIS STREET LAND COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

By: _____
Name: Robert Perlmutter
Title: Manager

STATE OF Michigan

COUNTY OF Oakland

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert Perlmutter, the Manager of Davis Street Land Company, L.L.C., a Delaware limited liability company, being the sole member of Davis Street Land Company of Tennessee II, L.L.C., a Delaware limited liability company, which is the Trustee of GH II Trust, a Tennessee trust, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of said company appeared before me this day in person, and acknowledged that he signed, sealed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of December, 2011.

_____
Notary Public

My commission expires on 9/30/2012

STEPHANIE M DAFOE
Notary Public - Michigan
Oakland County
My Commission Expires Sep 30, 2012
Acting in the County of Oakland

EXHIBIT A

3808 Cleghorn

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOTS 1 AND 2 ON THE PLAN OF A.R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT COMPANY'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 1130, PAGE 35, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, 60 FEET IN WIDTH, AT A CORNER COMMON WITH H.K. ENTERPRISES, INC., AS OF RECORD IN DEED INSTRUMENT 200203190034136, AT SAID REGISTER'S OFFICE, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, NORTH 19 DEG 29 MIN 46 SEC EAST, 126.55 FEET TO AN SET;

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 30.46 FEET, WITH A RADIUS OF 270.00 FEET, THE CENTRAL ANGLE OF WHICH IS 06 DEG 27 MIN 52 SEC TO AN EXISTING IRON ROD AT A CORNER COMMON WITH G.H. COMPANY, LLC., AS OF RECORD IN DEED BOOK 11495, PAGE 916, AT SAID REGISTER'S OFFICE;

THEN LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE WITH THE SOUTHERLY PROPERTY LINE OF G.H. COMPANY, LLC., SOUTH 86 DEG 38 MIN 08 SEC EAST, 237.53 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH GREEN HILLS COMMONS, LLC, AS OF RECORD IN DEED BOOK 10216, PAGE 69 AT SAID REGISTER'S OFFICE;

THENCE WITH THE WESTERLY PROPERTY LINE OF GREEN HILLS COMMONS, LLC., AND BATTLESHIP, LLC., AS OF RECORD IN DEED BOOK 11495, PAGE 893, AT SAID REGISTER'S OFFICE, SOUTH 20 DEG 41 MIN 00 SEC WEST, 224.17 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID H.K. ENTERPRISES;

THENCE WITH THE NORTHERLY PROPERTY LINE OF H.K. ENTERPRISES, NORTH 70 DEG 12 MIN 49 SEC WEST, 223.86 FEET TO THE POINT OF BEGINNING, CONTAINING 43,019 SQUARE FEET (0.99 ACRES MORE OR LESS).

Said property also legally described as:

A tract of land located in the Twenty-fifth Councilmanic District of Nashville, Davidson County, Tennessee on Cleghorn Avenue near Crestmoor Road, being Lots 1 & 2 on the final plat of A. R Greene's Subdivision Of Block "D" In Hillsboro Views Development Co.'s Subdivision Near Nashville, Tenn. of record in Plat Book 1130, Page 35, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron rod (old) in the easterly right-of-way of Cleghorn Avenue at a southwesterly corner of GH Company, LLC property of record in Deed Book 11495, Page 916, R.O.D.C.;

THENCE, with the southerly boundary of said GH Company, LLC property S86°36'00"E, 237.36 feet to an iron rod (old) at a northwesterly corner of Green Hills Commons, LLC property of record in Deed Book 10216, Page 69, R.O.D.C.;

THENCE, with the boundary of said Green Hills Commons, LLC property and Battleship, LLC property of record in Deed Book 11495, Page 893, R.O.D.C. as S20°38'17"W, 224.39 feet an iron rod (new) to the northeast corner of Tract 2 described here on, also being Davis Land Company of Tennessee II, L.L.C. of record in Instrument No. 20070420-0047603, R.O.D.C.;

THENCE, with said Tract 2, N70°11'24"W, 224.09 feet to an iron rod (old) in the easterly right-of-way of Cleghorn Avenue;

Thence with said right-of-way as follows: N19°28'07"E, 121.35 feet to and iron rod (new);

With a curve to the right 35.99 feet to the beginning, said curve having a radius of270.00 feet, a central angle of 07°38'13" and a chord of 35.96 feet at N24°12'11"E to the POINT OF BEGINNING.

Containing 43,109 Square Feet or 0.99 Acre, more or less.

Being the same property conveyed to Davis Street Land Company of Tennessee II, L.L.C., a Delaware Limited Liability Company by deed from Robert P. Sherman, Cathy I. Sherman, Ann S. Edelman and Jacob S. Sherman of record in Instrument No. 20070608-0069046, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, none due or payable.

2. Taxes for the year 2011 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 35, Register's Office for Davidson County, Tennessee; as shown on Survey of Barge, Waggoner, Sumner and Cannon, dated 12/11/2009.