This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20120016983 DEEDWARRSP
Recvd: 03/07/12 15:45 6 pgs
Fees:33.00 Taxes:32375.00
20120307-0020165

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Ebon Falcon, LLC 515 Great Circle Road Nashville, TN 37228	Same
Map & Parcel No.: 070-11-0-002.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, EMBASSY SQUARE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto EBON FALCON, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See **Exhibit "A"**

This is property known as 501 Great Circle Road, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit "B"**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of February, 2012.

EMBASSY SQUARE, LLC, a Tennessee limited liability company

By: _____
Steven Mukamal, President

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

Personally appeared before me, Steven Mukamal, a Notary Public in and for said County and State, Steven Mukamal, 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 President of **EMBASSY SQUARE, LLC**, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 14 day of February, 2012.

GHADA MOHD
Notary Public - State of Florida
My Comm. Expires Oct 31, 2015
Commission # EE 142769

_____
NOTARY PUBLIC

My Commission Expires:

10-31-2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,750,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of ~~February~~ March, 2012.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Exhibit "A"

Legal Description

Land in Nashville, Urban Services District, Second Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Mainstream Drive (60 foot right-of-way) and Great Circle Road (84 foot right-of-way) being Lot 33, Section 20, Resubdivision of part of Section Eleven, MetroCenter, Tracts 32 and 33 of record in Plat Book 6200, page 7, Register's Office for Davidson County and being more particularly described as follows:

BEGINNING at an iron pin (old) in the westerly right-of-way of Great Circle Road at the southerly terminus of a curve return to the southerly right-of-way of Mainstream Drive;

THENCE, along said westerly right-of-way with a curve to the left 206.00 feet to a P.K. Nail (old) at the northeasterly corner of Lot 32 of the aforementioned MetroCenter plat, said curve having a central angle of 21° 46' 36", a radius of 542.00 feet, a tangent of 104.26 feet and a chord of S 36° 05' 06" W, 204.76 feet;

THENCE, along the common line of said Lot 32 and Lot 33 the following calls:

N 76° 55' 00" W, 204.35 feet to a P.K. Nail (old),

With a curve to the left, 99.25 feet to a P.K. Nail (old), said curve having a central angle of 71° 05', a radius of 80.00 feet, a tangent of 57.15 feet and a chord of S 67° 32' 30" W, 93.01 feet,

S 32° 00' 00" W, 76.85 feet to a P.K. Nail (old),

With a curve to the right 77.40 feet to a P.K. Nail (old), said curve having a central angle of 46° 41', a radius of 95.00 feet, a tangent of 40.99 feet and a chord of S 55° 20' 30" W, 75.28 feet,

S 78° 41' 00" W, 63.06 feet to an iron pin (old) on the easterly line of property of Metropolitan Government Parks and Recreation, Rhodes Municipal Park, of record in Deed Book 5588, page 393, R.O.D.C.;

THENCE, along the easterly line of said Metropolitan Government property, N 11° 19' 00" W, 400.08 feet to a point at the southeasterly corner of Lot 37-P, Section 16, MetroCenter of record in Plat Book 5190, page 520, R.O.D.C.;

THENCE, along the common line of said Lot 37-P and Lot 33, N 22° 38' 00" E, 306.43 feet to a concrete monument (old) on the southerly right-of-way of Mainstream Drive;

THENCE, along said right-of-way the following calls:

With a curve to the right, 435.07 feet to an iron pin (old), said curve having a central angle of 32° 22' 25", a radius of 770.00 feet, a tangent of 223.51 feet and a chord of S 63° 28' 53" E, 429.31 feet,

S 47° 11' 40" E, 199.12 feet to an iron pin (old),

With a curve to the right 82.26 feet to an iron pin (old) and the Point of Beginning, said curve having a central angle of 94° 16' 04", a radius of 50.00 feet, a tangent of 53.87 feet and a chord of S 00° 09' 38" E, 73.29 feet.

Containing 271,142 square feet, or 6.22 acres, more or less.

Being the same property conveyed to EMBASSY SQUARE, LLC by deed from THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, of record as Instrument No. 20060505-0052524, dated May 4, 2006, said Register's Office.

Described pursuant to the survey by Barge, Waggoner, Sumner & Cannon, Inc. by Judy L. Judson, RLS No. 1935, dated January 9, 2012 and designated as File No. 32744-03.

Together with ingress/egress and private joint access easements appurtenant to the Property as set forth in Book 6281, page 307 and Book 8250, page 765, said Register's Office.

EXHIBIT "B"

Exceptions

1. Taxes for the year 2012 for Map-Par. 070-11-0-002.00 which are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6200, page 7 and Plat Book 8250, page 765, said Register's Office.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Embassy Square, LLC, a Tennessee limited liability company to Saint Thomas Network, a Tennessee nonprofit corporation, of record as Instrument No. 20071019-0124200, said Register's Office.

4. Tenant Exclusive contained in paragraph 6 of Memorandum of Lease of record in Book 5225, page 112, and the Exclusive Covenant of record in Book 5225, page 120, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 6281, page 315, as modified in Book 6359, page 761, said Register's Office.

6. Deed of Declaration of Easements of record in Book 6281, page 307, said Register's Office.

7. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, said Register's Office.