BILL GARRETT, Davidson County
Trans:T20120027002 DEEDWARRSP
Recvd: 04/13/12 10:23 6 pgs
Fees:33.00 Taxes:26903.63
20120413-0031647

This instrument prepared by:	Upon recording, return to:
Cynthia Shapiro, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131	Rudy Commercial Land & Title, Inc. 1812 Broadway Nashville, TN 37203 Attn: Ashley S. Rudy

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PE AUDUBON, GP	PE AUDUBON, GP	147-11-0-030.00 147-11-0-136.00
1812 BROADWAY	600 WHISPERING HILLS DRIVE	
NASHVILLE, TN 37203	NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JPMCC 2005-CIBC13 WHISPERING HILLS DRIVE, LLC**, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **PE AUDUBON, GP**, a Tennessee General Partnership ("**Grantee**"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on the attached **Exhibit A** (the "**Property**").

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $7,271,250.00

Subscribed and sworn to before me this the 4th *day of April, 2012.*

KALA ROSE VALIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

PE AUDUBON, GP,
a Tennessee General Partnership

Affiant (Grantee) _____ Concur Partner/Managing Partner

Notary Public _____

My commission expires: _____

Subject however, to:

(a) Real property taxes and assessments for the year 2012 and thereafter;

(b) Matters that would be disclosed by an accurate survey;

(c) Zoning and other regulatory laws and ordinances affecting the Property;

(d) Easements for public utilities; and

(e) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions and other matters of record.

This is improved property, known as 600 Whispering Hills Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns.

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

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand as of April ___, 2012, the limited liability company party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Witnesses:

SELLER:

JPMCC 2005-CIBC13 WHISPERING HILLS DRIVE, LLC, a Tennessee limited liability company

By: LNR Partners, LLC, a Florida limited liability company, successor by statutory conversion to LNR Partners, Inc., a Florida corporation, its manager

Signature: _____
Print Name: Wendy Garcia

By: _____
Steven D. Ferreira, Vice President

Signature: _____
Print Name: Marilia Palmeiro

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3 day of April, 2012 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, successor by statutory conversion to LNR Partners, Inc., a Florida corporation, as manager of **JPMCC 2005-CIBC13 WHISPERING HILLS DRIVE, LLC**, a Tennessee limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

RODOLFO RINCON
Notary Public - State of Florida
My Comm. Expires Oct 6, 2013
Commission # DD 931124
Bonded Through National Notary Assn.

_____
Notary Public
Print Name: _____
Serial No. (if any): _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY LEEANNE DRIVE AND ON THE WEST BY WHISPERING HILLS DR. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF LEEANNE DRIVE AND THE SOUTHWEST CORNER OF LOT 428 OF WHISPERING HILLS SUBDIVISION SECTION 11-C, AS RECORDED IN PLAT BOOK 2663, PAGE 67, R.O.D.C., TENNESSEE;

THENCE, WITH THE NORTHERLY MARGIN OF LEEANNE DRIVE WESTERLY AROUND A CURVE TO THE LEFT 181.91 FEET, SAID CURVE HAVING A RADIUS OF 522.00 FEET, A CENTRAL ANGLE OF 19° 58' 00", A TANGENT OF 91 FEET AND A CHORD BEARING AND DISTANCE OF N 60° 17' 00" W, 180.99 FEET TO A CONCRETE MONUMENT;

THENCE, N 70° 16' 00" W, 165.01 FEET TO A CONCRETE MONUMENT THE BEGINNING OF A RETURN RADIUS TO THE RIGHT FOR WHISPERING HILLS DRIVE;

THENCE, AROUND A CURVE TO THE RIGHT 38.96 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 18' 00", A TANGENT OF 24.70 FEET AND A CHORD BEARING AND DISTANCE OF N 25° 37' 00" W, 35.14 FEET TO A CONCRETE MONUMENT;

THENCE, WITH WHISPERING HILLS DRIVE N 19° 02' 00" E, 112.00 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, AROUND A CURVE TO THE LEFT 548.41 FEET, SAID CURVE HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 31° 54' 00", A TANGENT OF 281.51 FEET AND A CHORD BEARING AND DISTANCE OF N 03° 05' 00" E. 541.35 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF LOT 57, PARKVIEW ESTATES, SECTION I, BOOK 3300, PAGE 87, R.O.D.C., TENNESSEE;

THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 57, N 77° 08' 00" E, 151.90 FEET TO AN IRON PIN ON THE WESTERLY LINE OF PARKVIEW ESTATES, SECTION III;

THENCE, S 13° 44' 00" W, 12.80 FEET TO A CONCRETE MONUMENT;

THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF PARKVIEW SECTION III, S 65° 30' 00" E. 74.35 FEET TO A CONCRETE MONUMENT;

THENCE, S 83° 10' 00" E, 197.10 FEET TO A CONCRETE MONUMENT;

THENCE, S 84° 45' 00" E, 151.61 FEET TO A CONCRETE MONUMENT;

THENCE, S 71° 45' 00" E, PASSING A CONCRETE MONUMENT AT 95.00 FEET, A TOTAL DISTANCE OF 173.26 FEET TO A POINT;

THENCE, S 58° 38' 00" E, 198.74 FEET TO A CONCRETE MONUMENT IN THE WEST LINE OF TENNESSEE EQUITY FUND L.P. OF RECORD IN BOOK 9302, PAGE 247, R.O.D.C. LINE S 12° 03' 00" W, 109.56 FEET TO AN IRON PIN AT THE BASE OF A FENCE CORNER POST;

THENCE, S 33° 05' 00" W, 70.00 FEET;

THENCE, N 56° 55' 00" W, 104.59 FEET TO A POINT;

THENCE, S 26° 14' 00" W, 246.82 FEET TO A POINT;

THENCE, N 63° 46' 00" W, 99.00 FEET TO A POINT;

THENCE, S 26° 14' 00" W, 144.68 FEET TO A POINT;

THENCE, N 66° 02' 00" W, 87.00 FEET TO A POINT;
THENCE, S 19° 53' 00" W, 108.57 FEET TO A CONCRETE MONUMENT;
THENCE, S 37° 29' 00" W, 171.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTHEAST BY NORTHCREST DRIVE LOCATED SOUTH OF NOLENSVILLE ROAD AND WEST OF COTTON LANE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF NORTHCREST DRIVE AT THE SOUTHEASTERLY CORNER OF LOT 442, WHICPERING HILLS SECTION 11-C, BOOK 2663, PAGE 66 AND 67, R.O.D.C., TENNESSEE;

THENCE, WITH THE BOUNDARY OF SAID SUBDIVISION AND AROUND A CURVE TO THE LEFT 37.34 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 34' 14", A TANGENT OF 23.14 FEET AND A CHORD BEARING AND DISTANCE OF N 20° 43' 07" E, 33.96 FEET TO A CONCRETE MONUMENT;
THENCE, N 22° 04' 00" W, 24.00 FEET TO A CONCRETE MONUMENT;
THENCE, WITH A CURVE TO THE LEFT 117.05 FEET, SAID CURVE HAVING A RADIUS OF 401.97 FEET, A CENTRAL ANGLE OF 16° 41' 00", A TANGENT OF 58.94 FEET AND A CHORD BEARING AND DISTANCE OF N 30° 24' 30" W, 116.63 FEET TO A CONCRETE MONUMENT;
THENCE, CONTINUING WITH SAID SUBDIVISION S 55° 06' 00" W, 159.10 FEET TO A CONCRETE MONUMENT;
THENCE, S 87° 35' 00" W, 184.00 FEET TO A CONCRETE MONUMENT;
THENCE, CONTINUING WITH SAID SUBDIVISION N 83° 01' 00" W, 347.40 FEET TO A CONCRETE MONUMENT;
THENCE, N 55° 30' 00" W, 186.20 FEET TO A CONCRETE MONUMENT;
THENCE, N 45° 00' 00" W, 193.58 FEET TO A CONCRETE MONUMENT, THE NORTHWESTERLY CORNER OF LOT 428 OF SAID SUBDIVISION;
THENCE, LEAVING SAID SUBDIVISION N 19° 53' 00" E. 108.57 FEET TO A POINT;
THENCE, S 65° 02' 00" E, 87.00 FEET TO A POINT;
THENCE, N 26° 14' 00" E, 144.68 FEET TO A POINT;
THENCE, S 63° 46' 00" E, 99.00 FEET TO A POINT;
THENCE, N 26° 14' 00" E, 246.82 FEET TO A POINT;
THENCE, S 56° 55' 00" E, 104.59 FEET TO A POINT;
THENCE, N 33° 05' 00" E, 70.00 FEET TO A FENCE CORNER POST IN THE SOUTHWESTERLY CORNER OF TENNESSEE EQUITY FUND, L.P. AS OF RECORD IN BOOK 9302, PAGE 247, R.O.D.C.;
THENCE, WITH TENNESSEE EQUITY FUND, L.P. SOUTH LINE, N 79° 30' 00" E, 330.41 FEET TO A POINT;
THENCE, S 16° 15' 00" E, 140.00 FEET TO A POINT;
THENCE, S 55° 11' 00" E, 205.00 FEET TO A POINT;
THENCE, S 34° 49' 00" W, 98.66 FEET TO A POINT;
THENCE, S 38° 25' 00" E, 37.50 FEET TO A POINT;
THENCE, S 51° 35' 00" W, 114.00 FEET TO A POINT;
THENCE, S 38° 25' 00" E, 175.56 FEET TO A POINT;

THENCE, S 62° 44' 00" E, 101.78 FEET TO A CONCRETE MONUMENT;
THENCE, S 13° 13' 00" E, 114.00 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF NORTHCREST DRIVE;
THENCE, WITH NORTHCREST DRIVE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 617.40 FEET AND A CENTRAL ANGLE OF 13° 16' 33", 143.08 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WK AUDUBON LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM AUDOBON PARK REALTY CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20051025.0128716 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JPMCC 2005-CIBC13 WHISPERING HILLS DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SUCCESSOR TRUSTEE'S DEED FROM JOSEPH R. PROCHASKA, SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20110705-0050944, DATED MAY 6, 2011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.