Davidson County DEEDWARRSP
Recvd: 06/21/12 12:39 5 pgs
Fees:28.00 Taxes:291.01
20120621-0054524

This Instrument Prepared By:
Barry F. White
Farris Bobango Branan PLC
999 S. Shady Grove Road, Ste. 500
Memphis, Tennessee 38120

Return To:
Magna Development Corp.
508 Mansion Drive
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 15th day of June, 2012, by and between **QUALITY PROPERTIES ASSET MANAGEMENT COMPANY** , an Illinois corporation (the "Grantor") and **MAGNA DEVELOPMENT CORP.**, a Tennessee corporation (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, and convey unto the Grantee, the real estate situated and being in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

AS SET FORTH ON EXHIBIT A HERETO

Being a portion of the same property conveyed to Quality Property Asset Management Company by Successor/Substitute Trustee's Deed of record in Instrument No. 201102230014670, in the Register's Office for Davidson County, Tennessee.

Title is conveyed SUBJECT TO the matters set forth on EXHIBIT B hereto.

Grantor hereby covenants with Grantee that Grantor will warrant and forever defend the title and quiet possession of the property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor as of the day and year first above written.

Grantor:

Quality Properties Asset Management Company, an Illinois corporation

By: _____
Allison R. Richman
Its: Vice President

STATE OF ILLINOIS
COUNTY OF DUPAGE

Before me, a notary public of the jurisdiction mentioned, personally appeared Allison R. Richman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Vice President of Quality Properties Asset Management Company, the within named bargainor, an Illinois corporation, and that she, as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Allison R. Richman in her capacity as Vice President of Quality Properties Asset Management Company.

Witness my hand and seal at office this 14th day of June, 2012.

Notary Public

My Commission Expires: 3/3/14

"OFFICIAL SEAL"
ZAMMY ARCOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES MAR. 03, 2014

TRANSFER TAX DECLARATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

The undersigned, being first duly sworn, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $78,650.00.

"OFFICIAL SEAL"
ZAMMY ARCOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES MAR. 03, 2014

Affiant: Allison R. Richman, as Vice President of Quality Properties Asset Management Company

Notary Public

My commission expires: 3/3/14

Property Address:
132 Blackpool Drive, 136 Blackpool Drive, 140 Blackpool Drive, 144 Blackpool Drive, 148 Blackpool Drive, and 152 Blackpool Drive, Antioch, Davidson County, Tennessee.

Tax Parcel I.D. No.:
173-10-0C-008.00-CO
173-10-0C-009.00-CO
173-10-0C-010.00-CO
173-10-0C-011.00-CO
173-10-0C-012.00-CO
173-10-0C-013.00-CO

New Property Owner's Name and Address:

Magna Development Corp.
508 Mansion Drive
Brentwood, Tennessee 37027

Mail Tax Bills to:

Magna Development Corp.
508 Mansion Drive
Brentwood, Tennessee 37027

EXHIBIT A

Land in Davidson County, Tennessee being Lots 8, 9, 10, 11, 12 and 13, on the final Plat, Delvin Downs, Phase I, as shown by plat appearing of record in Instrument No. 200708070094328, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Quality Property Asset Management Company by Successor/Substitute Trustee's Deed of record in Instrument No. 201102230014670, in the Register's Office for Davidson County, Tennessee.

The Properties are unimproved parcels with street addresses that are believed to be 132 Blackpool Drive, 136 Blackpool Drive, 140 Blackpool Drive, 144 Blackpool Drive, 148 Blackpool Drive, and 152 Blackpool Drive, Antioch, Davidson County, Tennessee.

Davidson County Tax ID Nos.: 173-10-0C-008.00-CO
173-10-0C-009.00-CO
173-10-0C-010.00-CO
173-10-0C-011.00-CO
173-10-0C-012.00-CO
173-10-0C-013.00-CO

EXHIBIT B

Subject to 2012 taxes and subsequent years and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, parties in possession, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the Property may be put.

20,233,932.2\150076-00033

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013