THIS INSTRUMENT PREPARED BY AND RETURN TO:	NEW PROPERTY OWNER AND SEND TAX BILLS TO:	TAX ID # Map 95-7, Parcel 161
EVANS PETREE PC 1000 RIDGEWAY LOOP RD., STE 200 MEMPHIS, TENNESSEE 38120	FDS ROSE II – MEPS BNA, LLC 1001 N. 19th Street Suite 930 Arlington, VA 22209	PROPERTY ADDRESS: 20 BRIDGESTONE PARKWAY NASHVILLE, TENNESSEE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 17th day of July, 2012, by and between, **Boyle Craigmeade, L.P.**, a Tennessee limited partnership, party of the first part, and **FDS ROSE II – MEPS BNA, LLC**, a Delaware limited liability company, party of the second part,

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 which are hereby confessed and acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

Being part of the same property as that conveyed to party of the first part by Special Warranty Deed of record at Instrument No. 20040721-0087327 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for those matters reflected on Exhibit B, attached hereto and incorporated herein by reference as if copied verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[remainder of page intentionally blank; signature immediately follows]

BILL GARRETT, Davidson County
Trans:T20120052977 DEEDWARRSP
Recvd: 07/18/12 14:35 4 pgs
Fees:23.00 Taxes:12975.90
20120718-0063273

WITNESS the signature of the said party of the first part the day and year first above written.

Boyle Craigmeade, LP, a Tennessee limited partnership

By: Boyle North Company, LLC, a Tennessee limited liability company, its general partner

By: _____

Title: Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public, Paul T. Boyle, 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 Manager of Boyle North Company, LLC, a Tennessee limited liability company, which is the general partner of the Maker, Boyle Craigmeade, LP, a Tennessee limited partnership, and is authorized by Boyle North Company, LLC, a Tennessee limited liability company, which is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 11th day of July, 2012.

_____
Notary Public

OLIVIA C. ROLESON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission expires:
12-15-2015

State Tax..... $_____
Register's Fee..... 3.00
Recording Fee..... _____
Total..... $_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,507,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 18th day of July, 2012.

_____
Notary Public

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 8.5.13

PROPERTY DESCRIPTION

Being a tract of land in Nashville, Tennessee, lying in the 15th Councilmatic District of Davidson County, and being Lot 3 of the Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Briley Corners Subdivision, A Planned Unit Development as recorded in Instrument Number 200609210117106, Registers Office of Davidson County (RODC). Bounded on the east and south by the Right of Way (ROW) of Briley Parkway; bounded on the west Lots 4, 5, 42, 43, 44, & 45 of Briley Corners Subdivision recorded in Plat Book 6900, Page 33 RODC, and bounded on the north by Lot 2 of said Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Phase One & Two, Briley Corners Subdivision, A Planned Unit Development.

POINT OF BEGINNING being a point on the northwest corner of the subject property, said point being the common corner of the subject property and said Lot 2; thence South 86°39'21" East 515.01 feet to a point on the western ROW of Briley Parkway; thence with said ROW South 09°29'49" West 104.08 feet to a found concrete monument; thence South 42°09'03" West 135.76 feet to a found concrete monument; thence South 39°05'09" West 290.50 feet to a found concrete monument; thence South 28°40'17" West 297.48 feet to a point; thence South 36°43'25" West 224.29 feet to a found iron rod with cap "cherry land surveying"; thence leaving said ROW of Briley Parkway North 03°35'55" East 670.36 feet to a found ½ inch iron rod; thence North 02°59'44" East 230.89 feet to the point of beginning;

Exhibit B

1. Taxes for the year 2012 and all subsequent years;

2. All matters shown on the Plan of Briley Corners of record in Plat Book 6900, Page 333, in the Register's Office of Davidson County, Tennessee;

3. All matters shown on the Plan of Resubdivision of Lots One & Two, Phase 1 & 2, Briley Corners, A Planned Unit Development as recorded in Instrument No. 20040220-0019758, in the aforementioned Register's Office;

4. All matters shown on the Plan of Final Plat of Revision Two of The Resubdivision of Lots One & Two, Phase 1 & 2, Briley Corners Subdivision, A Planned Unit Development as recorded in Instrument No. 20060921-0117106 in the aforementioned Register's Office;

5. Stormwater Detention Agreement of record in Instrument NO. 20050428-0047407 in the aforementioned Register's Office;

6. Appurtenant Access Easement Agreement by and between Des-Tech (TN) Limited Partnership, a Delaware partnership, and Boyle Craigmeade, L.P., a Tennessee limited partnership, of record in Instrument No. 20050629-0074925 in the aforementioned Register's Office;

7. Limited Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership, and Des-Tech (TN) Limited Partnership, a Delaware limited partnership, of record in Instrument No. 20050629-0074927 in the aforementioned Register's Office;

8. General Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership, and Des-Tech (TN) Limited Partnership, a Delaware limited partnership, of record in Instrument NO. 20050629-0074928 in the aforementioned Register's Office;

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, Page 94 in the aforesaid Register's Office;

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, liens and other matters provided in the Covenants, Conditions and Restrictions of record in Book 3135, Page 283, and modified in Book 6680, Page 862, both in the aforementioned Register's Office;

11. Transmission Line Easement of record in Book 1181, Page 555 in the aforementioned Register's Office;

12. The rights of the United States Government for general administrative services, as tenant, pursuant to that certain US Government Lease for Real Property, dated February 6, 2006, together with all amendments thereto.

13. Any other matters of record in the aforementioned Register's Office affecting the Property.

14. Any and all matters reflected on that certain survey of the Property prepared by Robert M. Searson of Littlejohn Engineering Associates (TN Registered Surveyor's No. 1666), dated June 6, 2012.