Davidson County DEEDWARRSP
Recvd: 08/09/12 13:33 7 pgs
Fees:38.00 Taxes:88430.00
20120809-0071206

PREPARED BY AND AFTER
RECORDING, RETURN TO:

Robert E. Farmer, III
Kaufman & Canoles, P.C.
2101 Parks Avenue, Suite 700
Virginia Beach, VA 23451

Parcel ID: 163-00-0-301.00

Mail Tax Bills to:
Harbor Group International
999 Waterside Drive, Ste 2300
Norfolk, VA 23510

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") executed this 8 day of August, 2012, by the undersigned, whose address is c/o Lehman Brothers Holdings Inc., 1271 Avenue of the Americas, 39th Floor, New York, New York 10020 ("Grantor"), to **HICKORY HOLLOW GARDENS ASSOCIATES, LLC**, a Delaware limited liability company, whose address is 999 Waterside Drive, Suite 2300, Norfolk, VA 23510 ("Grantee").

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to the Grantee, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain real property located at 660 Bell Road, Antioch, Tennessee being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Property"). This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions of record. Grantor declares that this conveyance is freely and fairly made, that Grantor is not acting under any misapprehension as to the effect hereof, that Grantor is acting freely and voluntarily and is not acting under coercion or duress.

The actual consideration or value, whichever is greater for this transfer is $23,900,000.00.

[remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date set forth above.

GRANTOR:

CAMBRIDGE AT HICKORY HOLLOW APARTMENTS, LLC,
a Delaware limited liability company

BY: **TN Nashville Portfolio Holdings LLC**, a Delaware limited liability company, as managing member

By: **PAMI Holdings LLC**, a Delaware limited liability company, as managing member

By: **Lehman Brothers Holdings Inc.**,
as managing member

By: _____
Name: Anthony Barsanti
Its: Vice President

STATE OF New York §
§
COUNTY OF New York §

On August 3, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Anthony Barsanti, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____, Notary Public

My Commission Expires:

_____

NANCY SHARPERSON
Notary Public, State of New York
No. 01SH6239138
Qualified in Westchester County
Term Expires April 18, 2015

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Antioch, County of Davidson, State of Tennessee

Being a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Bell Road, north of Zelida, being part of Lot No. 1 as shown on the plan of Cambridge at Hickory Hollow as of record in Book 9700, Page 2, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument is the easterly right-of-way line of Bell Road, said monument being northerly 1,000 feet more or less, from Zelida.

THENCE, with said right-of-way line the following calls:
N 03°45' 31" E, 140.44 feet to a point with a curve to the right 733.48 feet to point, said curve having a central angle of 30° 44' 02", a radius of 1367.39 feet, a tangent of 375.80 feet and a chord of N 18° 02' 04" E 724.72 feet; with a curve to the right 92.37 feet to a point, said curve having a central angle of 03° 48' 23", a radius of 1390.39 feet, a tangent of 46.20 feet and a chord of N 36° 35' 13" E 92.35 feet;

N 38° 29' 29" E 14.03 feet to a point;
S 51° 30' 24" E 6.94 feet to a point;
N 29° 23' 56" E 25.32 feet to a point;
N 38° 36' 19" E 30.88 feet to a point;
N 38° 29' 22" E 57.11 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Preakness Apartments, Inc., by deed of record in Book 9405, Page 627 R.O.D.C. the following calls:

S 50° 55' 29" E, 654.56 feet to a point;
S 19° 04' 03" W, 250.00 feet to a point;
S 60° 19' 52" E, 450.08 feet to a point in the northwesterly line of property conveyed to Hickory Manor Limited by deed of record in Book 9542, Page 728, R.O.D.C.;

THENCE, with said line S 38° 54' 38" W, 127.31 feet to an iron pin.

THENCE, continuing with a said line S 45° 58' 31" W, 1,112.00 feet to a point in the northerly line of property conveyed to TBCREC Residential No. 1 as of record in Book 8539, Page 765, R.O.D.C.;

THENCE, with said line N 88° 54' 54" W 50.86 feet to a point;

THENCE, leaving said line with the easterly line of property conveyed to the State of Tennessee by deed of record in Book 10060, Page 787, R.O.D.C., N 01° 06' 28" E 770.93 feet to a point;

THENCE with the northerly line of said State of Tennessee property S 89° 56' 22" W 242.18 feet to the point of beginning containing 1,052,167 square feet or 24.15 acres more or less.

Which property is also described as follows:

Land in Davidson County, Tennessee, being all of Reserve Parcel "A", Bellwood Trace Subdivision and a portion of Reserve Parcel "B", Bellwood Trace Subdivision as of record in Book 6250, page 13, Register's Office for Davidson County, Tennessee, and also known as all of Lot No. 2, and a portion of Lot No. 3 on the Plan of the Master Plat of Hickory Highlands, of record in Book 6900, pages 561 and 562, said Register's Office, more particularly described as follows:

Beginning at an iron pin corner common with Russell 0. Cashion, Jr. in the east right of way line of Bell Road;

Thence, with the east right of way line of Bell Road the following bearings and distances; thence north 03 deg. 45 mm. 31 sec. east, 140.44 feet to a point;

Thence, on a curve to the right, the radius of which is 1367.39 feet, the central angle of which is 31 deg. 52 mm. 23 sec. the chord of which is north 18 deg. 36 mm. 15 sec. east, 750.90 feet, along the curve distance of 760.67 feet to a point;

Thence, north 55 deg. 27 mm. 34 sec. west, 5.00 feet to a point; thence on a curve to the right, the radius of which is 1372.39 feet, the central angle of which is 06 deg. 07 mm. 37 sec. the chord of which is north 37 deg. 36 mm. 15 sec. east 146.69 feet, along the curve distance of 146.76 feet to a point;

Thence, north 40 deg. 40 mm. 03 sec. east, 46.00 feet to a point, a corner common with Lot 1, Bellwood Trace;

Thence, leaving Bell Road and with Lot 1, Bellwood Trace the following bearings and distances;

Thence, south 50 deg. 55 mm. 29 sec. east, 662.15 feet to a point;

Thence, south 19 deg. 04 mm. 03 sec. west, 250.00 feet to a point;

Thence, south 60 deg. 19 mm. 52 sec. east, 450.08 feet to a point, a corner common with Lot 1, Bellwood Trace;

Thence, on a severance line across P.U.D. Tract 8, Hickory Highlands the following bearings and distances:

Thence, south 38 deg. 54 mm. 38 sec. west, 127.31 feet to a point;

Thence, south 45 deg. 58 mm. 31 sec. west, 1153.00 feet to a point in the north line of TBCREC Residential No. 1 as of record in Book 8539, page 765, Register's Office or Davidson County, Tennessee;

Thence, with the north line of TBCREC north 88 de g. 54 mm. 54 sec. west, 50.86 feet to a point, a corner common with Russell 0. Cashion, Jr. as of record in Book 6474, page 951, said Register's Office;

Thence, with Russell 0. Cashion, Jr. the following bearings and distances:

Thence, north 01 deg. 06 mm. 28 sec. east, 770.93 feet to a point;

Thence, south 89 deg. 56 mm. 22 sec. west, 242.18 feet to the point of beginning.

Said property is more particularly described as follows:

Lot 1, as shown on the Plan of Cambridge at Hickory Hollow as of record in Book 9700, page 2, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically EXCLUDED is the following described tract of land conveyed to the State of Tennessee by Warranty Deed of record in Book 10132, page 953, said Register's Office:

Beginning at a point on the southeast existing margin of Bell Road, said point being the point of intersection between the proposed margin and the Grantor with the southeast existing margin of Bell Road; thence with said existing margin of Bell Road northeasterly 193 feet more or less to the intersection with the common property line of Preakness Apartments Inc. and the Grantor; thence with said common property line South 44 degrees 25 minutes 44 seconds East 7.59 feet to the point of intersection with the southeast proposed margin of State Project No. 19057-2212-14; thence with said proposed margin South 46 degrees 57 minutes 53 seconds West 57.11 feet to a point 45.0 feet right of centerline survey station 54+56.67; thence with said proposed margin South 47 degrees 04 minutes 53 seconds West 30.88 to a point 44.94 feet right of centerline survey station 54+25.79; thence with said proposed margin South 37 degrees 52 minutes 28 seconds West 25.32 feet to a point 48.94 feet right of centerline survey station 54+00.79; thence with said proposed margin North 43 degrees 02 minutes 07 seconds West 6.94 feet; thence with said proposed margin South 46 degrees 57 minutes 53 seconds West 14.03 feet to a point 42.0 feet right of centerline survey station 53+86.76; thence with said proposed margin a 1390.39 foot radius curve left 92.37 feet to a point 42.0 feet right of centerline survey station 52791.61, said point being the intersection with the existing margin, thence with said existing margin Northeasterly 28 feet more or less to a point 40.44 feet right of centerline survey station 53+19.35; thence with said existing margin Northwest 5 feet more or less to the point of beginning, containing 1569 square feet.

Being the same premises conveyed to Cambridge at Hickory Hollow Apartments, LLC by deed from EQR-S&T, L.L.C., dated August 9, 2007 and recorded August 16, 2007, in the Davidson County, Tennessee, in Instrument No. 20070816-0098053.

STATE OF New Jersey
COUNTY OF Ocean

The actual consideration or true value, whichever is greater for this transfer is $23,900,000.00.

Ohana Waltman
Affiant

Subscribed and sworn to before me, this the 9 Day of August 20 12

Notary

DANIELA F. GRACA
NOTARY PUBLIC - NEW JERSEY
COUNTY OF OCEAN
My Commission Expires
May 25, 2012 8/5/2015

Certificate of Authenticity

I, Chana Waldman, 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.

Chana Waldman

Signature

State of New Jersey

County of Ocean

Personally appeared before me, Daniela Graca, a notary public for this county and state, Chana Waldman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/5/2015.

Notary's Seal (If on paper)

DANIELA F. GRACA
NOTARY PUBLIC - NEW JERSEY
COUNTY OF OCEAN
My Commission Expires
8/5/2015