BILL GARRETT, Davidson County
Trans:T20120059732 DEEDWARRSP
Recvd: 08/10/12 15:33 3 pgs
Fees:18.00 Taxes:49210.00

20120810-0071847

FROM: Abbington Heights/BWT, L.P.
TO: G&C Abbington Investors, L.L.C.

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
G&C Abbington Investors, L.L.C. Attn: Mark Corlew 4171 NW 64th Avenue Coral Springs, FL 33067	(same)	Map 163 Parcel 292

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,300,000.00.

C. Hain Horton
Affiant

Subscribed and sworn to before me, this the 9th day of August, 2012.

MICHAEL A. FIELDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Michael A. Fz
Notary Public
My Comm. Expires: 8-17-15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Abbington Heights/BWT, L.P., a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto G&C Abbington Investors, L.L.C., a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. J-5, on the Plan of Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace, of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above description, but excluded from this conveyance is the following property taken for roadway purposes by the State of Tennessee in the condemnation proceeding pursuant to Final Judgment and Decree entered November 5,

1999, under Docket No. 96C-3743, in the Circuit Court for Davidson County, Tennessee:

Beginning at a point on the northwest existing margin of Bell Road, said point being the point of intersection between the northeast margin of Hickory Hollow Terrace with the northwest existing margin of Bell Road; thence with said existing margin of Hickory Hollow Terrace southwesterly 360 feet, more or less to the intersection with the proposed margin located 13.25 feet left of Hickory Hollow Terrace centerline survey station 26±00 of State Project 19108-2704-54; thence with said proposed margin North 52° 56' 26" East 10.75 feet; thence with a 1144.70 foot radius curve right 191.76 feet to a point located 35.19 feet left of Hickory Hollow Terrace centerline survey station 27±86.50; thence with said proposed margin South 30° 57' 31" East 63.61 feet to a point located 39.00 feet left of Hickory Hollow Terrace centerline station 28±50.0; thence with said proposed margin South 27° 31' 29" East 50.01 feet to a point located 99.49 feet left of Bell Road centerline survey station 13±19.22; thence with said proposed margin a 25.00 foot radius curve left 40.17 feet to the point of beginning.

Being the same property conveyed to Abbington Heights/BWT, L.P., a Tennessee limited partnership, by deed from 149 Hickory Hollow Terrace Holdings, LLC, a Maryland limited liability company, of record as Instrument No. 20110310-0019277, Register's Office for Davidson County, Tennessee.

This is improved property located at 149 Hickory Hollow Terrace, Antioch, Tennessee 37013.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2012 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5200, page 697, said Register's Office

3. Right-of-Way Agreement granted to Gulf Interstate Gas Company by instrument of record in Book 2203, page 565, said Register's Office, as conveyed by Gulf Interstate Gas Company to Columbia Gulf Transmission Company by General Warranty Deed of record in Book 2875, page 299, said Register's Office, and as amended by Partial Release from Columbia Gulf Transmission Company to Hickory Hollow Mall, Incorporated, of record in Book 5118, page 797, said Register's Office, as shown on the Survey.

4. Storm Water Detention Agreement of record in Book 6406, page 917, said Register's Office, as shown on the Survey.

5. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

6. All matters shown on the ALTA/ACSM survey prepared by The Reasons Company dated August 3, 2012:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 9th day of August, 2012.

ABBINGTON HEIGHTS/BWT, L.P., a Tennessee limited partnership

By: Abbington Heights/Nashville, L.L.C.,
Its General Partner

By: C. Harris Haston
Name: C. HARRIS HASTON
Title: MEMBER MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Harris Haston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Member - Manager of Abbington Heights/Nashville, L.L.C., a limited liability company and General Partner of Abbington Heights/BWT, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Member - Manager of such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the said General Partner, by himself as Member - Manager of such General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of August, 2012.

Michael A. Fielder
NOTARY PUBLIC

My Commission Expires: 8-17-15

MICHAEL A. FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY