BILL GARRETT, Davidson County
Trans:T20120064354 DEEDWARRSP
Recvd: 08/28/12 12:19 8 pgs
Fees:43.00 Taxes:1406.00
20120828-0077523

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Hallmark Station, L.P. 2301 River Road, Suite 300 Louisville, KY 40206	Hallmark Station, L.P. 2301 River Road, Suite 300 Louisville, KY 40206	069-00-0-235.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, QUALITY PROPERTIES ASSET MANAGEMENT COMPANY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto HALLMARK STATION, L.P., the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is unimproved property located on Clarksville Pike, Nashville, Davidson County, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed

of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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.

Witness our hands this 27th day of August, 2012.

Quality Properties Asset Management Company

By: _____
Patricia A. Provenzano, Senior Vice President

ACKNOWLEDGMENT

STATE OF Illinois)
COUNTY OF DuPage)

Personally appeared before me, a Notary Public in and for said County and State, Patricia A. Provenzano, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be senior vice president of Quality Properties Asset Management Company, the bargainor, a corporation, and that she as such senior vice president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such senior vice president.

WITNESS my hand and seal, at office in Elmhurst, Illinois, this the 22 day of August, 2012.

Barbara Horstmann
Notary Public

My Commission Expires:

6/21/14

"OFFICIAL SEAL"
BARBARA HORSTMANN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 21, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $380,000.00.

Affiant

Sworn to and subscribed before me this 28th day of August, 2012.

Notary Public

My Commission Expires:

07-06-2015

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Tract "A" of the Kroger Limited Partnership I Property, bounded on the West by Tract "A" and Tract "C" of the Kroger Limited Partnership I Property, bounded on the North and East by Haynes Park Subdivision, Section 2 (Plat Book 4460, Page 51, R.O.D.C., TN) and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway, said iron pin being 1,341.8 feet from the northerly margin of West Hamilton Road;

Thence, with the southerly boundary of Tract "C" of the Kroger Limited Partnership I Property the following calls:

Thence, S 81 deg. 30' 29" E, 330.00 feet to an iron pin;

Thence, N 08 deg. 29' 31" E, 15.00 feet to a railroad spike;

Thence, S 81 deg. 30' 29" E, 169.77 feet to an iron pin, the point of beginning for Tract "B" described herein;

Thence, a common line with Tract "C" of the Kroger Limited Partnership I Property (Proposed Bordeaux Library Site), N 08 deg. 29' 31" E, 182.74 feet to a railroad spike;

Thence, a common boundary with the Haynes Park Subdivision - Section Two (Plat Book 4460, Page 51, R.O.D.C., TN), the following calls:

Thence, S 81 deg. 37' 17" E, 499.77 feet to an iron pin;

Thence, S 08 deg. 16' 23" W, 666.61 feet to a concrete monument;

Thence, a common line with Haynes Park, Section One (Plat Book 4300, Page 115, R.O.D.C., TN), S 08 deg. 23' 05" W, 87.93 feet;

Thence, a common line with Tract "A" of the Kroger Limited Partnership I Property the following calls:

Thence, N 81 deg. 38' 05" W, 312.18 feet;

Thence, N 09 deg. 33' 46" W, 138.36 feet;

Thence, N 09 deg. 52' 47" E, 126.66 feet;

Thence, N 05 deg. 39' 54" W, 300.00 feet;

Thence. S 81 deg. 30' 29" E, 20.00 feet;

Thence, N 08 deg. 29' 31" E, 10.00 feet;

Thence, N 41 deg. 37' 54" W, 35.00 feet;

Thence. N 81 deg. 30' 29" W, 15.00 feet;

Thence, S 08 deg. 29' 31" W, 10.00 feet

Thence, N 81 deg. 30' 29" W, 55.23 feet to an iron pin, the point of beginning.

Containing 6.926 acres, more or less.

Being the same property conveyed to Quality Properties Asset Management Company by Successor/Substitute Trustee's Deed dated August 3, 2011 from Margaret L. Behm, Successor Trustee, of record as Instrument No. 20110803-0059800, Register's Office for Davidson County, Tennessee.

Together with the rights created for Public Utility Drainage and Access, as shown in Plat Book 8250, page 873, said Register's Office.

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

[see attached]

Also, subject to 2012 taxes and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, 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.

SCHEDULE B

File No.: **NCS-506036-NAS** Policy No.: **PROFORMA**

EXCEPTIONS FROM COVERAGE

PART I

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. If improvements are completed after January1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. No such taxes are currently due and payable.

2. No insurance is afforded as to the acreage or square footage contained in the insured property.

3. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

4. All matters shown on the Plat of record in Book 8250, Page 873, as amended in Instrument No. 20120530-0046839, and Book 11190, Page 72, all in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

5. Restrictive Covenants contained in Deed of record in Instrument No. 200602280022980, in the Register's Office for Davidson County, Tennessee.

6. Terms and Conditions contained in Reciprocal Easement Agreement of record in Book 9379, Page 266; as amended in Book 11484, Page 548; again amended in Instrument No. 200001240007918, Register's Office for Davidson County, Tennessee, as shown on the Survey.

7. Reciprocal Access and Restrictions Agreement of record in Book 11484, page 587, in the Register's Office for Davidson County, Tennessee (as to Parcels II and III).

8. Declaration of Reciprocal Easements and Restrictions of record in Book 10795, page 158, as amended in Book 11484, page 568, in the Register's Office for Davidson County, Tennessee (as to Parcels II and III).

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Allen B. O'Leary, RLS No. 1987, O'Leary & Associates Land Surveying, Job No. 11-1074, dated August 12, 2011, and last revised June 4, 2012 (the "Survey"):

   - Fence outside the eastern boundary of the Land