1st

SPECIAL WARRANTY DEED

FROM: KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC,
a Delaware limited liability company
Grantor

TO: AF GREENBRIAR TN, LLC,
a Delaware limited liability company
Grantee

This instrument was prepared by:
Greenberg Traurig, LLP
3161 Michelson Drive
Suite 1000
Irvine, California 92612

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
1400 NW 107 Avenue 5th Floor Miami, Florida 33172 Attention: Robert M. Smither, Jr.	SAME	Map No. 95, Parcel 106

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto AF GREENBRIAR TN, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"), and all appurtenances and easements benefiting the Property.

The Property is improved property known as 2525 Perimeter Place Drive, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Remainder of Page Intentionally Left Blank]

BILL GARRETT, Davidson County
Trans:T20120071747 DEEDWARRSP
Recvd: 09/24/12 11:07 6 pgs
Fees:33.00 Taxes:46028.00
20120924-0086518

Witness my hand this 20th **day of** September, **2012.**

GRANTOR:

KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC,
a Delaware limited liability company

By: KBS REIT ACQUISITION XXVIII, LLC,
a Delaware limited liability company,
its sole member

By: KBS REIT PROPERTIES, LLC,
a Delaware limited liability company,
its sole member

By: KBS LIMITED PARTNERSHIP,
a Delaware limited partnership,
its sole member

By: KBS REAL ESTATE INVESTMENT TRUST, INC.,
a Maryland corporation,
general partner

By: _____
Charles J. Schreiber, Jr.,
Chief Executive Officer

STATE OF CA)
)ss
COUNTY OF Orange)

On Sept. 17, 2012 before me, K. Godin, Notary Public personally appeared Charles J. Schreiber Jr., who 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/the~~y executed the same in his/~~her/the~~ir 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature

Printed Name: K. Godin

(SEAL)

K. GODIN
Commission # 1852391
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

The actual consideration or value, whichever is greater, for this transfer is TWELVE MILLION FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($12,440,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of Sept., 2012.

K. GODIN
Commission # 1852391
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

Notary Public

My Commission Expires: 6/5/13

EXHIBIT A

Description of Real Property:

2525 Perimeter Place Drive:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, located North of Interstate I-40, West of Donelson Pike, and South of Elm Hill Pike, more particularly described as follows:

Beginning at an iron pin in the East margin of Perimeter Place, being the Northerly corner of Sam Moore, et al, Thence, with a curve to the right along the East margin of the Perimeter Place, said curve having a central angle of 49 degrees 17 minutes 03 seconds, a radius of 301.95 feet, a chord of 251.80 feet, bearing North 33 degrees 03 minutes 53 seconds East, and a curve length of 259.73 feet to a concrete monument, Thence North 57 degrees 42 minutes 27 seconds East 115.35 feet to an iron pin, Thence, with a curve to the right having a central angle of 32 degrees 57 minutes 52 seconds, a radius of 390.82 feet, a chord of 221.77 feet, bearing North 74 degrees 11 minutes 23 seconds East, and a curve length of 224.85 feet to a concrete monument, Thence, South 09 degrees 19 minutes 41 seconds East, 201.32 feet to an iron pin. Thence, leaving Perimeter Place South, (00) no degrees 41 minutes 52 seconds West, 49.34 feet to an iron pin, Thence, South 36 degrees 36 minutes 50 seconds East, 369.24 feet to an iron pin, Thence, South 53 degrees 22 minutes 10 seconds West, 40.14 feet to an iron pin, Thence, South 36 degrees 36 minutes 50 seconds East, 57.59 feet to a point in the Westerly line of Sam Moore, et al, Thence, South 42 degrees 31 minutes 37 seconds West, with said Moore 243.40 feet to an iron pin, Thence, South 29 degrees 30 minutes 03 seconds West, 146.37 feet to an iron pin, Thence, South 63 degrees 19 minutes 40 seconds West, 280.45 feet to an iron pin, Thence North 36 degrees 34 minutes 06 seconds West, 644.77 feet to the point of beginning.

Being a portion of the same property conveyed to KBS Nashville Industrial Portfolio I, LLC, a Delaware limited liability company by deed from FirstCal Industrial 2 Acquisition, LLC., a Delaware limited liability company, recorded in Instrument No.20071120-0135820, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any lien to secure payment of real estate taxes, including special assessments, not delinquent.

2. All matters which could be revealed or disclosed by a physical inspection or survey of the Property.

3. The following matters as shown on the plat recorded in Plat Book 6900, page 81, in the Register's Office of Davidson County, Tennessee, as such items are depicted on the Survey, as such term is defined below: 15' Public Utilities Easement; overhang easement; 20-foot drainage easement; and 3 x 15-foot anchor easements.

4. The rights of tenants under leases affecting the Property.

5. The following matters shown on the Survey File No. 32204-03 prepared by Judy L. Judson, TN RLS #1935 of Barge Waggoner Sumner & Cannon, Inc., dated on August 24, 2007 and last revised August 30, 2012 (the "Survey"):

    a. 20 foot drainage easement along the east line of the land.
    b. Overhead utilities crossing in northwesterly portion along Parameter Place Drive.
    c. Drainage structure in northeasterly corner.
    d. Mailboxes crossing in northeasterly line.
    e. Overhead utilities crossing in southerly portion.
    f. Drainage structure crossing under one-story brick building in central portion of property.

6. Easement of record in Book 7130, Page 674, in the Register's Office for Davidson County, Tennessee.