BILL GARRETT, Davidson County
Trans:T20120082584 DEEDWARRSP
Recvd: 10/30/12 15:00 9 pgs
Fees:48.00 Taxes:3700.00

20121030-0099637

THIS INSTRUMENT PREPARED BY:

Ronald I. Feldman, Esquire
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, Tennessee 37402

New Owner's Address:
Global Mall Partnership
757 Armstrong Place
Brentwood, Tennessee 370247

Send Tax Bills To:
Same

Map Parcel Nos.
16300022800
16300025600
16300025700
16300035200
16300035300

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HICKORY HOLLOW MALL LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantor"), does hereby sell, transfer and convey unto **GLOBAL MALL PARTNERSHIP**, a Tennessee general partnership, whose partners are Dr. Reita Agarwal, Managing Partner, and Dr. Rajesh Aggarwal ("Grantee"), certain real property located in Nashville, Davidson, County, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof. This conveyance is subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 29th day of October, 2012.

HICKORY HOLLOW MALL LIMITED PARTNERSHIP, a Delaware limited partnership,
By: Hickory Hollow Mall, Inc., its general partner

By: _____
Jeffery V. Curry,
Chief Legal Officer

RF
Legal

604069-3

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, Ronald I. Feldman, of the state and county aforesaid, personally appeared Jeffery V. Curry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Legal Officer of Hickory Hollow Mall, Inc., a corporation, which corporation is the general partner of **HICKORY HOLLOW MALL LIMITED PARTNERSHIP**, the within named bargainor, a limited partnership, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by personally signing the name of said corporation in its capacity as general partner.

WITNESS my hand and seal at office in Chattanooga, Tennessee, this 29th day of October, 2012.

Ronald I. Feldman
Notary Public

My commission expires:

4/23/14

[Affix Notary Seal]



STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT--Grantee

Subscribed and sworn to before me on
this 31st day of October, 2012.

Notary Public

[Affix Notarial Seal]

JACK EVANS GRITTON II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires:
6/22/16

EXHIBIT "A"

Legal Description

Tract 1: Parcel 16300022800 (5252 Hickory Hollow Parkway)
Being a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Mt. View Road (a 60 foot wide right of way), west of Bell Road (a 150 foot right of way), being Lot No. 1 as shown on the plan of Resubdivision of Lots 1, 3 and Parcel 352, Section One, Hickory Hollow Mall as of record in Book 7900, Page 280, R.O.D.C., being property conveyed to Nashland Associates by deed of record in Book 8377, Page 427, R.O.D.C., and being more particularly described as follows:
Beginning at an iron pin in the southerly right of way line of Mt. View Road (a 60 foot wide right of way) said pin being westerly 705.03 feet from the northwesterly right of way of Bell Road (a 150 foot wide right of way); thence leaving said right of way with the westerly line of Lot H as shown on the plan of Section Nine, Hickory Hollow Mall, as of record in Book 5210, Page 123, R.O.D.C. as conveyed to Nashland Associates by deed of record in Book 6321, Page 223, R.O.D.C. S 47° 14' 00" W 303.92 feet to a point in the easterly line of Lot No. 3 as shown on the aforementioned plan of Resubdivision of Lots 1, 3 and Parcel 352, Section One, Hickory Hollow Mall, as conveyed to Mercantile Properties Inc. by deed of record in Book 8377, Page 463, R.O.D.C.; thence with said line with a curve to the left 45.01 feet to a point, said curve having a central angle of 10° 18' 53" a radius of 250.00 feet, a tangent of 22.56 feet and a chord of N 18° 42' 43" W 44.95 feet; thence continuing with said line N 33° 58' 04" W 150.79 feet to a point; thence with the northerly line of said lot N 75° 22' 00" W 591.57 feet to a point; thence with the westerly line of said lot S 14° 38' 00" W, 631.00 feet to a point in the northerly line of Lot No. 2 as shown on the plan of Resubdivision of Lots 2 and 4, Section One, Hickory Hollow Mall as of record in Book 7900, Page 258, R.O.D.C. as conveyed to Cain Sloan Inc. by deed of record in Book 8377, Page 434, R.O.D.C.; thence with said line the following calls: N 75° 22' 00" W 493.70 feet to a point; N 14° 38' 00" E 57.09 feet to a point; N 75° 22' 00" W 227.63 feet to a point; thence continuing with said line and the easterly line of Lot No. 1, as shown on the plan of Section One Hickory Hollow Mall as of record in Book 5050, Page 25, R.O.D.C. as conveyed to Sears, Roebuck and Company by deed of record in Book 5098, Page 2, R.O.D.C. N 14° 38' 00" E 603.42 feet to a point; thence leaving said line with the southerly line of Section Five, Hickory Hollow Mall as of record in Book 5210, Page 87, R.O.D.C. as conveyed to J.C. Penney Properties Inc. by deed of record in Book 5741, Page 784, R.O.D.C. the following calls: S 75° 22' 00" E 595.82 feet to a point; N 56° 00' 00" E 389.73 feet to a point; with a curve to the right 177.12 feet to a point, said curve having a central angle of 05° 04' 27", a radius of 2000.00 feet, a tangent of 88.62 feet and a chord of S 38° 15' 10" E 177.06 feet; N 56°, 00' 00" E 150.93 feet to an iron pin in the southerly right of way line of Mt. View Road (a 60 foot right of way); thence with said right of way line S 57° 14' 25" E 55.51 feet to a concrete monument; then continuing with said line S 52° 59' 36" E 505.44 feet to an iron pin, being the point of beginning, containing 697,451 square feet or 16.01 acres more or less.

Tract 2: Parcel 16300025600 (0 Mt. View Road)
Being a parcel of land in Nashville, First Civil District, Twenty Ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Mt. View Road (a 60 foot wide right of way), west of Bell Road (a 150 foot wide right of way) and being a part of Lot No. 4, Section One, Hickory Hollow Mall, as of record in Plat Book 5050, Page 25, R.O.D.C., being property conveyed to Nashland Associates by deed of record in Book 6321, Page 223, R.O.D.C. and being more particularly described as follows: Beginning at an iron pin in the southerly right of way line of Mt. View Road (a 60 foot right of way) approximately 1494 feet westerly from the westerly right of way of Bell Road (a 150 foot right of way); thence leaving said right of way line with the northerly line of Lot No. 5, as shown on the plan of Section Five, Hickory Hollow Mall as of record in Book 5210, Page 87, R.O.D.C. as conveyed to J.C. Penney Properties Inc. by deed of record in Book 5741, page 784, R.O.D.C., S 58° 07' 46" W 56.68 feet to a point; thence continuing with said line N 44° 00' 00" W 176.78 feet to a point; thence continuing with said line with a curve to the left 369.97 feet to a point, said curve having a central angle of 31°44' 00" a radius of 668.00 feet, a tangent of 189.86 feet and a chord of N 59° 52' 00" W 365.26 feet; thence continuing with said line N 75° 44' 00" W 294.73 feet to a point; thence continuing with said line N 14° 38' 00" E 17.23 feet to a point in the southerly right of way line of Mt. View road (a 60 foot wide right of way); thence with said right of way line S 75° 03' 39" E 496.66 feet to a point; thence continuing with said right of way line with a curve to the right 89.00 feet to a point; said curve having a central angle of 11° 47' 46" a radius of 432.29 feet a tangent of 44.66 feet and a chord of S 69° 09' 46" E 88.84 feet; thence leaving said line with the westerly line of a graveyard, of unknown ownership, S 20° 10' 00" W 45.60 feet to a point; thence with the southerly line of said graveyard, S 71° 35' 00" E 67.50 feet to a point; thence with the easterly line of said graveyard N 16° 01' 07" E 30.97 feet to a point in the southerly right of line of Mt. View Road (a 60 foot wide right of way); thence with said right of way line with a curve to the right 170.37 feet to a point, said curve having a central angle of 22° 34' 49" a radius of 432.29 feet, a tangent of 86.30 feet and a chord of S 43° 09' 39" E 169.27 feet; thence continuing with said line S 31° 52' 14" E 61.71 feet to an iron pin, being the point of beginning, containing 30897 square feet or 0.71 acres more or less.

Tract 3: Parcel 16300025700 (5178 Mt. View Road)
Being a parcel of land in Nashville, First Civil District, Twenty Ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Mt. View Road (a 60 foot wide right of way), west of Bell Road (a 150 foot wide right of way) and being a part of Lot No. 4, Section One, Hickory Hollow Mall, as of record in Plat Book 5050, Page 25, R.O.D.C., being property conveyed to Nashland Associates by deed of record in Book 6321, Page 223, R.O.D.C. and being more particularly described as follows: Beginning at a concrete monument in the southerly right of way line of Mt. View Road (a 60 foot wide right of way), also the northwest corner of Section One, Hickory Hollow Mall, as of record in Book 5050, Page 25 R.O.D.C. said point also being westerly 3090.62 feet from the westerly right of way line of Bell Road (a 150 foot wide right of way); thence with said southerly right of way of Mt. View Road, S 77° 40' 05" E 245.00 feet to a point; thence continuing with said right of way line with a curve to the right 81.61 feet to a point, said curve having a central angel of 02° 36' 26" a radius of 1793.53 feet, a tangent of 40.81 feet and a chord of S 76° 21' 52" E 81.61 feet; thence continuing with said right of way line S 75° 03' 39" E 203.67 feet to a point, thence leaving said right of way line with the westerly line of Lot No. 5 as shown on the plan of Section Five, Hickory Hollow Mall, as of record in Book 5210, Page 87, R.O.D.C. as conveyed to J.C. Penney Properties Inc. by deed of record in Book 5741, Page 784, R.O.D.C., S 14° 38' 00" W 597.24 feet to a point in the northerly line of Lot No. 1 as shown on the aforementioned

plan of Section One, Hickory Hollow Mall as conveyed to Sears, Roebuck and Company by deed of record in Book 5098, Page 2, R.O.D.C; thence with said northerly line of Lot No. 1 N 75° 22' 00" W 221.88 feet to a point; thence continuning with said line N 30° 22' 00" W 475.99 feet to a point in the easterly line of property conveyed to Wimsatt-Hickory Tract LLC by deed of record in Book 9681, page 868, R.O.D.C.; thence with said line N 21° 08' 00" E 252.27 feet to a concrete monument, being the point of beginning, containing 272169 square feet or 6.25 acres more or less.

Tract 4: Parcel 16300035200 (927 Bell Road)

Being a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee located on the westerly side of Bell Road (a 150-foot wide right of way), north of Hickory Hollow Parkway (a variable width right of way) and being Parcel No. 352 as shown on the plan of Resubdivision of Lots 1,3 and Parcel 352, Section One, Hickory Hollow Mall of record in Book 7900, Page 280, R.O.D.C. being property conveyed to Nashland Associates by deed of record in Book 8377, Page 457, R.O.D.C. and being more particularly described as follows: Beginning at an iron pin in the westerly right of way line of Bell Road (a 150 foot wide right of way) said iron pin being northerly 546.31 feet from the northerly right of way line of Hickory Hollow Parkway (a variable width right of way); thence leaving said right of way with the easterly line of Lot F-3, as shown on the plan of Second Revision, Section Two, Hickory Hollow Mall as of record in Book 5200, page 34, R.O.D.C. as conveyed to Nashville City Bank and Trust Company by deed of record in Book 6286, Page 833, R.O.D.C. N 28° 34' 33" W 108.55 feet to a point; thence with the northerly line of said Lot F-3, S 64° 20' 50" W 54.92 feet to a point; thence continuing with said line and the northerly line of Lot 2 as shown on the plan of Resubdivision Lot F-2, Second Revision, Section Two, Hickory Hollow Mall as of record in Book 6900, Page 988, R.O.D.C. as conveyed to Polt Partners by deed of record in Book 8881, Page 516, R.O.D.C. with a curve to the right 248.55 feet to a point, said curve having a central angle of 23° 44' 04" a radius of 600.00 feet, a tangent of 126.08 feet and a chord of S 76° 12' 52" W 246.78 feet; thence leaving said line with the easterly line of Lot No. 2 as shown on the plan of Resubdivision of Lots 2 and 4, Section One, Hickory Hollow Mall as of record in Book 7900, Page 258, R.O.D.C. as conveyed to Cain Sloan Inc. by deed of record in Book 8377, Page 434, R.O.D.C. N 14° 38' 00" 366.07 feet to a point; thence leaving said line with the southerly line of Lot No. 3 as shown on the aforementioned plan of Resubdivision of Lots 1, 3 and Parcel 352, Section One, Hickory Hollow Mall, as conveyed to Mercantile Properties Inc. by deed of record in Book 8377, Page 463, R.O.D.C. S 75° 22' 00" E 510.31 feet to a point in the northerly line of Lot No. G-1 as shown on the plan of Second Revision, Section Two, Hickory Hollow Mall as of record in Book 5200, Page 34, R.O.D.C. as conveyed to Union Planters Bank of Middle Tennessee by deed of record in Book 9433, Page 427, R.O.D.C.; thence with said line with a curve to the right 5.22 feet to a point, said curve having a central angle of 00° 32' 36" a radius of 550.00 feet, a tangent of 2.21 feet and a chord of S 64° 04' 35" W 5.22 feet; thence continuing with said line S 64° 20' 50" W 13.41 feet to a point; thence with the westerly line of said Lot G-1, S 22° 43' 46" E 108.55 feet to a point in the northerly right of way line of Bell Road (a 150 foot wide right of way); thence with said right of way line with a curve to the left 300.00 feet to an iron pin, being the point of beginning, said curve having a central angle of 05° 50' 47" a radius of 2940.00 feet, a tangent of 150.13 feet and a chord of S 64°20' 50" W 299.86 feet, containing 137625 feet or 3.16 acres more or less.

Tract 5: Parcel 16300035300 (5246 Hickory Hollow Parkway)

Being a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located north of Hickory Hollow Parkway (a variable right of way) and west of Bell Road (a 150 foot wide right of way) being Parcel No. 353 as shown on the plan of Resubdivision of Lots 2 and 4, Section One, Hickory Hollow Mall as of record in Book 7900, Page 258, R.O.D.C. being property conveyed to Nashland Associates by deed of record in Book 6321, Page 223, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Hickory Hollow Parkway (a variable width right of way), said iron pin being westerly 575.66 feet from the westerly right of way line of Bell Road (a 150 foot wide right of way); thence leaving said right of way line with the easterly line of Lot No. E-3 as shown on the plan of Second Revision, Section Two, Hickory Hollow Mall as of record in Book 5200, Page 34, R.O.D.C. as conveyed to First American National Bank by deed of record in Book 8517, page 281, R.O.D.C. the following calls: N 60° 40' 00" E 35.36 feet to a point; N 15° 40' 00" E 95.69 feet to a point; N 29° 19' 18" W 35.36 feet to a point; thence with the northerly line of said Lot E-3 with a curve to the right 219.49 feet to the true point of beginning of the herein described parcel, said curve having a central angle of 11°25' 57" a radius of 1100.00 feet a tangent of 110.11 feet and a chord of N 68° 37' 02" W 219.12 feet; thence continuing with said line and the northerly line of Lot E-1A, as shown on the plan of Third Revision, Section Two, Resubdivision of Lots E-1 and E-2 Hickory Hollow Mall as of record in Book 6200, Page 385, R.O.D.C. as conveyed to Haverty Furniture Company Inc. by deed of record in Book 6775, Page 614, R.O.D.C. with a curve to the right 104.28 feet to a point, said curve having a central angle of 05° 25' 55" a radius of 1100.00 feet, a tangent of 52.18 feet and a chord of N 60° 11' 04" W 104.25 feet; thence leaving said line with the easterly line of Lot No. 1, Section One, Hickory Hollow Mall as of record in Book 5050, Page 25, R.O.D.C. as conveyed to Sears, Roebuck and Company by deed of record in Book 5098, Page 2, R.O.D.C. N 14° 38' 00" E 506.78 feet to a point; thence continuing with said line S 75° 22' 00" E 100.61 feet to a point; thence leaving said line with the westerly line of Lot No. 2 as shown on the aforementioned plan of Resubdivision of Lots 2 and 4, Section One, Hickory Hollow Mall, as conveyed to Cain Sloan Inc. by deed of record in Book 8377, Page 434, R.O.D.C. S 14° 38' 00" W 534.08 feet to the point of beginning, containing 52444 square feet or 1.20 acres more or less.

Being the same property conveyed to Hickory Hollow Mall Limited Partnership by Special Warranty Deed dated July 1, 1998 from Nashland Associated of record in Book 11005, Page 379 in the Register's Office for Davidson County, Tennessee.

Together with all rights, easements, buildings lines, mall areas, common areas and other rights, interests and matters described in the following:

1. Deed of Declaration recorded in Book 5091, Page 533; amended in Book 5249, Page 450, Book 5318, Page 762, and Book 8416, Page 704, all in the Register's Office, Davidson County, Tennessee.

2. Operating Agreement recorded in Book 5098, Page 17; as amended in Book 5318, Page 780 and Book 8416, Page 738, all in said Register's Office.

3. Supplemental Operating Agreement recorded in Book 5098, Page 101; as amended in Book 5318, Page 885, all in said Register's Office.

4. Supplemental Operating Agreement recorded in Book 5098, Page 111; as amended in Book 5318, Page 890, all in said Register's Office.

5. Supplemental Operating Agreement recorded in Book 5098, Page 143; as amended in Book 5318, Page 907, all in said Register's Office.

6. Supplemental Operating Agreement recorded in Book 5318, Page 810, said Register's Office.

7. Covenants, conditions, restrictions, easements, building lines and building setback lines created by plat recorded in Book 5050, Page 25; as amended in Book 7900, Page 258 and Book 8024, Page 634, all in said Register's Office.

8. As to Parcel 228 only: Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8024, Page 634 and by Plat recorded in Book 7900, Page 258, all in said Register's Office.

9. All amendments or supplements, if any, to the foregoing.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Governmental zoning and subdivision laws, ordinances and regulations.

2. Taxes for the years 2011 and 2012, which are assumed by the Grantee.

3. All matters of record affecting the property or ascertainable from a visual inspection of the property.