BILL GARRETT, Davidson County
Trans:T20120096771 DEEDWARRSP
Recvd: 12/18/12 15:38 7 pgs
Fees:38.00 Taxes:16650.00
20121218-0116619

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
3760 Nolensville Pike, LLC 138 2nd Avenue North, Suite 200 Nashville, Tennessee 37201	133 0000 2300 133 0001 1330 133 0001 1500	3760 Nolensville Pike, LLC 138 2nd Avenue North, Suite 200 Nashville, Tennessee 37201

Return to and
This instrument prepared by: Locke Lord LLP,
2200 Ross Avenue, Suite 2200, Dallas, Texas 75201

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION**, as successor in interest to Bank of America, N.A., successor to Wells Fargo Bank, N.A., Trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2 (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **3760 NOLENSVILLE PIKE, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's heirs, successors and assigns, the real property described in **Exhibit A**, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00

Affiant

Subscribed and sworn to before me this 13th day of December, 2012.

MELINDA A. GRAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: 03-08-16

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**"):

This is improved property commonly known as Windlands Shopping Center, 3760 Nolensville Pike, Davidson County, Nashville, Tennessee 37211.

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

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Exceptions.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

BY ITS ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE AS SET OUT IN THIS DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS OR SUBSTANCES. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR AND ACCEPTS THE PROPERTY AND WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO

REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS OTHER THAN AS SET FORTH IN THIS SPECIAL WARRANTY DEED, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE FOR THE PROPERTY HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgement below to be effective as of the 11th day of December, 2012.

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, as successor in interest to Bank of America, N.A., successor to Wells Fargo Bank, N.A., Trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2

By: C-III Asset Management LLC (f/k/a ARCap Servicing Inc.), a Delaware limited liability company, in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated May 1, 2006

By: _____
Name: Lisa Brazie
Title: Servicing Officer

COUNTY OF DALLAS §
§
STATE OF TEXAS §

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Lisa Brazie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Servicing Officer of C-III Asset Management LLC (f/k/a ARCap Servicing Inc.), a Delaware limited liability company, in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated May 1, 2006, for U.S. BANK NATIONAL ASSOCIATION, as successor in interest to Bank of America, N.A., successor to Wells Fargo Bank, N.A., Trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, and that he as such Servicing Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by herself as such officer of C-III Asset Management LLC, solely in its capacity as Special Servicer.

WITNESS my hand seal at office this 6th day of December, 2012.

TORRENCE AMOUR LAGOY
Notary Public, State of Texas
My Commission Expires
April 26, 2014

_____
Notary Public

My Commission Expires: 4-26-14

EXHIBIT A
LEGAL DESCRIPTION

Land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and being known as Lots No. 3, 4 and Reserved Parcel "A", Windlands Center as recorded in Plat Book 4860, page 91, said Lots 3 and 4 having been amended in Plat Book 5190, Page 300, as corrected in Book 5499, page 596, in the Register's Office for Davidson County, Tennessee, as which plat reference is hereby made for a more complete descritpion.

Being the same property conveyed to. U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse Frist Boston Morgage Securities Corp., Commercial Mortgage Pass-Through Certifies, Seeries 2006-C2 by Substitute Trustee's Deed of record in Instrument No. 201206070049772, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All current general and special real property taxes and assessments not yet due and payable.

2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, if any, including without limitation utility or municipal easements as presently installed.

3. Any statement of facts an accurate survey and/or a personal inspection of the Property may disclose, including but not limited to any encroachments.

4. Any laws, regulations, ordinances (including, but not limited to zoning, historic preservation, building and environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body, or the effect of any noncompliance with or any violation thereof, including but not limited to any disclosure and/or report required by ordinance.

5. Prior grants, reservations, exceptions or leases of coal, oil, gas or other minerals.

6. All matters as shown on the plat of record in Book 4860, Page 91, Book 5190, page 300, as corrected in Book 5499, page 596, in the Register's Office for Davidson County, Tennessee.

7. Easement contained in Deed of record in Book 2203, page 69, in the Register's Office for Davidson County, Tennessee.

8. Deeds of Conveyance of record in Book 4878, page 151, and Book 4887, page 951, in the Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record in Book 5509, page 939, in the Register's Office for Davidson County, Tennessee.

10. Agreement and Declaration of Easements with Covenants and Restrictions Affecting Land of record in Book 10725, page 760, in the Register's Office for Davidson County, Tennessee.

11. Memorandum of Ground Lease by and between IPF/Windlands, Limited Partnership, a Tennessee partnership and Aldi, Inc., a Tennessee corporation of record in Instrument No. 200408310104947, in the Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200409170111965, in the Register's Office for Davidson County, Tennessee.

13. Memorandum of Lease by and between IPF/Windlands Limited Partnership, a Tennessee limited partnership and Concord Buying Group Inc., a New Hampshire corporation of record in Instrument No. 200503140027853, in the Register's Office for Davidson County, Tennessee.

14. Rights of tenants under any unrecorded leases.