THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Esq.
Leitman, Siegal, Payne & Campbell, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

BILL GARRETT, Davidson County
Trans:T20120098995 DEEDWARRSP
Recvd: 12/27/12 12:30 4 pgs
Fees:23.00 Taxes:12210.00
20121227-0119385

STATE OF TENNESSEE)

DAVIDSON COUNTY)

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
Colonial Realty Limited Partnership 2101 6th Avenue North, Suite 750 Birmingham, Alabama 35203	Same
Map and Parcel Number: 142/322 (P/O)	7900 / 901

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, receipt is hereby acknowledged, COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation ("Grantor") has bargained and sold and does hereby transfer and convey unto COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and in Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from any covenants, conditions, restrictions, easements, and other matters of record in the public records of Davidson County, Tennessee, and all unpaid taxes and assessments to the extent not yet due or payable), but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 20th day of December, 2012.

GRANTOR:

COLONIAL PROPERTIES SERVICES, INC.,
an Alabama corporation

By: _____
Name: Jerry A. Brewer
Its: EVP

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jerry A. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained, and who further acknowledged that he/she is the EVP of COLONIAL PROPERTIES SERVICES, INC., an Alabama corporation, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 18th day of December, 2012.

NATALIE L. CRABBE Commission Expires NOTARY PUBLIC Nov. 19, 2014 ALABAMA STATE AT LARGE

Natalie L. Crabbe
Notary Public
My commission expires: 11/19/2014

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00.

Vanessa Cain
AFFIANT

Subscribed and sworn to before me this the 18 day of December, 2012.

NATALIE L. CRABBE Commission Expires NOTARY PUBLIC Nov. 19, 2014 ALABAMA STATE AT LARGE

Natalie L. Crabbe
Notary Public
My commission expires: 11/19/2014

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee being Lot No. 2 as shown on the Plan of The Grove at Devon Hills of record in Plat Book 7900, page 901, R.O.D.C., located in the northeast quadrant of the intersection of CSX Railroad and Old Hickory Boulevard and being more particularly described as follows:

BEGINNING at an iron pin at the Intersection of the easterly margin of Old Hickory Boulevard with the north margin of CSX Railroad;

THENCE, with Old Hickory Boulevard the following calls:

N 17° 19' 38" W, 245.22 feet to on iron pin.

With a curve concave to the east having a central angle of 89° 38' 37", a radius of 30.00 feet and a chord of N 27° 32' 11" E, 42.29 feet for an arc length of 46.94 feet to an iron pin.
N 17° 15' 08" W, 30.00 feet to an iron pin:

THENCE, leaving said margin with the center of a 30-Foot Ingress-Egress & Public Utilities Easement and Lot No. 1 of above referenced Devon Hills Plat the following calls:

N 72° 44' 52" E, 55.01 feet to on iron pin,

With a curve concave to the south having a central angle of 61° 55' 19", a radius of 125.00 feet and a chord of S 76° 17' 36" E, 128.61 feet for an arc length of 135.09 feet to an iron pin,

S 45° 20' 05" E, 157.53 foot to an iron pin,

With a curve concave to the east having a central angle of 58° 17' 59", a radius of 313.77 feet and a chord of S 74° 29' 04" E, 305.67 feet for an arc length of 319.27 feet to an iron pin,

N 76° 21' 56" E, 492.70 feet to an iron pin;

THENCE, leaving said easement with Lot No. 1 the following calls:

N 01° 38' 04" W, 220.00 feet to an iron pin,

S 88° 21' 56" W, 255.00 feet to an iron pin,

N 01° 38' 04" W, 90.00 feet to an iron pin,

N 17° 53' 20" E, 2,647.13 feet to an iron pin in the south line of Devon Hills Community Association, Inc., of record in Deed Book 11120, page 191, R.O.D.C;

THENCE, with said Association, N 84° 17' 17" E, 409.49 feet to an iron pin;

THENCE, with the west line of Friends of the Warner Parks, Inc., of record in Instrument No. 20040803 0092571, R.O.D.C., S 05° 14' 36" W, 1,201.25 feet to an iron pin;

THENCE, S 04° 30' 54" W, 1,650.44 feet to on iron pin in the north margin of CSX Railroad;

THENCE, with said railroad the following calls:

S 81° 31' 16" W, 1,577.39 foot to an iron pin,

N 08° 24' 05" W, 25.14 feet to an iron pin,

S 81° 30' 32" W, 155.52 feet to the point of beginning.

Containing 2,163,106 square feet or 49.66 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a tract of land lying in the 34th District of Davidson County, Nashville, Tennessee, and being a portion of Lot 2 of The Grove at Devon Hills, Old Hickory Boulevard, as recorded in Plat Book 7900, Page 901, Register's Office of Rutherford County Tennessee (RODC). Tract being bounded on the south by the remainder of said Lot 2; bounded on the west by Lot 1 of said plat; bounded on the north by Open Space of Devon Hills Open Space Dedication Plat as recorded in Plat Book 9700, Page 743, RODC; and bounded on the east by Metropolitan Government of Nashville and Davidson County as recorded in Instrument Number 200907230069245, RODC. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a point lying on the northeast Right of Way (ROW) intersection of Old Hickory Boulevard and CSX Railroad; thence along the northern ROW of said CSX Railroad with the following: North 81°30'32" East 155.52 feet to a point; thence South 08°24'05" East 25.14 feet to a point; thence North 81°31'16" West 1577.39 feet to a point; thence along the common line of said Lot 2 and Metropolitan Government North 04°30'54" West 1130.99 feet to the true and actual POINT OF BEGINNING; thence along a severance line with the following: North 85°26'29" West 416.90 feet to a point; thence South 49°33'31" West 291.90 feet to a point; thence South 12°54'40" West 171.25 feet to a point; thence South 58°55'57" West 67.21 feet to a point; thence South 38°55'57" West 191.92 feet to a point; thence South 82°41'20" West 111.91 feet to a point; thence along the common line of said Lots 1 and 2 North 17°53'20" East 2306.15 feet; thence along the common line of said Lot 2 and Open Space North 84°17'17" East 409.49 feet to a point; thence along the common line of said Lot 2 and Metropolitan Government with the following: South 05°14'36" West 1201.25 feet to a point; thence South 04°30'54" West 519.45 feet to the point of beginning.

Tract contains 1,109,817 square feet or 25.478 acres.

Being a portion of the same property conveyed to Colonial Properties Services, Inc., an Alabama corporation, by Deed of record in Instrument No. 20051130-0144122, Register's Office of Davidson County, Tennessee.