Address New Owner:
Rosemont Lakeview Operating LLC
330 Garfield St
Santa Fe, NM 87501

Send Tax Bills To:
Same

Map-Parcel Numbers:

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

BILL GARRETT, Davidson County
Trans:T20120099146 DEEDWARRSP
Recvd: 12/27/12 15:18 13 pgs
Fees:68.00 Taxes:156325.00
20121227-0119611

# SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT IN CONSIDERATION** of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the undersigned Grantor, **LAKEVIEW PLACE, LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantor**"), has bargained and by these presents does transfer and convey unto **ROSEMONT LAKEVIEW OPERATING LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, all that certain real estate lying in the County of Davidson, Tennessee, more particularly described on **Exhibit "A"** attached hereto and made a party hereof (the "**Property**").

**TOGETHER WITH** all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

**TO HAVE AND TO HOLD,** to the said Grantee, its heirs and assigns, forever, subject, to the matters described on **Exhibit "B"** attached hereto and made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

The Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise, and further subject to all claims arising under or by virtue of the Permitted Exceptions.

Prepared By:
Kara M. Garstecki, Esq
1901 Sixth Ave North
Birmingham, Alabama 35203

**WITNESS** our hands as of this 26th day of December, 2012, the undersigned having caused its name to be signed hereto by its duly authorized representative on said day and date.

**GRANTOR:**

**LAKEVIEW PLACE, LLC,**
a Delaware limited liability company

By: BNACVG, LLC,
a Delaware limited liability company
Title: Manager

By: Real Estate Opportunity Partners, LLC,
a Tennessee limited liability company
Title: Manager

By: _____
Name: Terry L. Hallemann
Title: President

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, a notary public of the state and county mentioned, personally appeared Terry L. Hallemann, 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 President of Real Estate Opportunity Partners, LLC, a Tennessee limited liability company, in it its capacity as Manager of BNACVG, LLC, a Delaware limited liability company, in its capacity as Manager of Lakeview Place, LLC, a Delaware limited liability company, the within named bargainor, and that as such officer, he executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such officer, being authorized to do so.

Witness my hand and official seal this the 26th day of December, 2012.

_____
Notary Public

My Commission Expires: Jan 12, 2014

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN 12, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $42,250,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Dec 2012

_____
Deputy Register

02481088.1

**EXHIBIT A**
**To Special Warranty Deed**

**PROPERTY**

PARCEL ONE (File NCS-371017, Lakeview I, 25 Century Blvd.):

Land in Davidson County, Tennessee, being Lot M, on the Plan of Revised Century City - Lots "M" & "N", as shown on plat of record in Plat Book 6250, page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description,

Being part of the same property conveyed to Duke Realty Limited Partnership of record in Book 11191, page 508, in the Register's Office of Davidson County, Tennessee;

And being described by the following surveyed legal description, WHICH IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, WHICH IS DERIVED FROM GPS TECHNOLOGY:

BEING A CERTAIN TRACT OF LAND LYING IN THE FIFTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS LOT M ON THE PLAN ENTITLED "REVISED CENTURY CITY - LOTS M & N" OF RECORD IN PLAT BOOK 6250, PAGE 982, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MCGAVOCK PIKE (RIGHT-OF-WAY WIDTH VARIES) AND CENTURY BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) 1/2" DIAMETER IN THE WESTERLY RIGHT-OF-WAY LIKE OF MCGAVOCK PIKE (RIGHT-OF-WAY WIDTH VARIES) AT THE NORTHEAST CORNER OF LOT N ON SAID PLAN ENTITLED "REVISED CENTURY CITY - LOTS M & N" AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE,

LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID LOT N, NORTH 79 DEGREES 55 MINUTES 25 SECONDS WEST, 434.10 FEET TO A PK NAIL (OLD) LYING IN THE EASTERLY RIGHT-OF-WAY OF SAID CENTURY BOULEVARD, SAID PK NAIL (OLD) BEING THE NORTHWEST CORNER OF SAID LOT N; THENCE,

CONTINUING WITH THE RIGHT-OF-WAY LINE OF SAID CENTURY BOULEVARD FOR THE NEXT FIVE (5) CALLS:

1. NORTH 31 DEGREES 55 MINUTES 27 SECONDS EAST, 453.07 FEET TO A CONCRETE MONUMENT (OLD) BROKEN; THENCE,
2. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 02 MINUTES 37 SECONDS, A RADIUS OF 326.46 FEET, AN ARC LENGTH OF 154.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 30 MINUTES 33 SECONDS EAST, 152.66 FEET TO A CONCRETE MONUMENT (OLD) BROKEN; THENCE,

3. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61 DEGREES 52 MINUTES 49 SECONDS, A RADIUS OF 283.85 FEET, AN ARCH LENGTH OF 306.56 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 53 MINUTES 59 SECONDS EAST, 291.88 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

4. SOUTH 79 DEGREES 08 MINUTES 58 SECONDS EAST, 80.25 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP AT THE WEST END OF THE SOUTHWEST RETURN CURVE AT THE INTERSECTION OF SAID CENTURY BOULEVARD AND MCGAVOCK PIKE; THENCE,

5. ALONG SAID RETURN CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 52 SECONDS, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.49 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 05 MINUTES 16 SECONDS EAST, 70.68 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER WITH RSA CAP IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGAVOCK PIKE; THENCE,

WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGAVOCK PIKE FOR THE NEXT FIVE (5) CALLS:

1. SOUTH 10 DEGREES 51 MINUTES 55 SECONDS WEST, 255.97 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP, THENCE,
2. SOUTH 79 DEGREES 08 MINUTES 05 SECONDS EAST, 5.00 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP, THENCE,
3. SOUTH 10 DEGREES 53 MINUTES 55 SECONDS WEST, 249.23 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP, THENCE,
4. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 20 SECONDS, A RADIUS OF 10374.08 FEET, AN ARC LENGTH OF 142.84 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 28 MINUTES 35 SECONDS WEST, 142.84 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP; THENCE,
5. SOUTH 10 DEGREES 04 MINUTES 35 SECONDS WEST, 46.87 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET NASHVILLE, TENNESSEE, 37206, PH (615) 2448591, ON NOVEMBER 10, 2010 BY KEVIN L. BIRDWELL, TENNESSEE RLS NUMBER 1797. PROJECT NUMBER 98-030 WORK ORDER 9236.
BEARINGS SHOWN HEREON ARE BASED THE TENNESSEE COORDINATE SYSTEM OF 1983.

THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE SAME PROPERTY AS CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN BOOK 11191, PAGE 508 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL TWO (File NCS-371018, Lake View II, 15 Century Blvd.):

Land in Davidson County, Tennessee, being Lot N, on the Plan of Revised Century City - Lots "M" & "N", as shown on plat of record in Plat Book 6250, page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description;

Being part of the same property conveyed to Duke Realty Limited Partnership of record in Book 11191, page 508, in the Register's Office of Davidson County, Tennessee;

And being described by the following surveyed legal description, WHICH IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, WHICH IS DERIVED FROM GPS TECHNOLOGY:

BEING A CERTAIN TRACT OF LAND LYING IN THE FIFTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS LOT N ON THE PLAN ENTITLED "REVISED CENTURY CITY - LOTS M & N" OF RECORD IN PLAT BOOK 6250, PAGE 982, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) 1/2 INCH DIAMETER IN THE WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHEAST CORNER OF LOT M ON SAID PLAN ENTITLED "REVISED CENTURY CITY - LOTS M & N" AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE,

ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE, SOUTH 10 DEGREES 04 MINUTES 35 SECONDS WEST, 655.02 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP, SAID IRON ROD (OLD) BEING THE NORTHEAST CORNER OF LOT TWO ON THE PLAN ENTITLED "TUCKER W. WHITE SUBDIVISION" OF RECORD IN BOOK 3842, PAGE 56, R.O.D.C.T., THENCE,

WITH THE NORTH LINE OF SAID LOT 2 AND PROPERTY CONVEYED TO HARDING CORPORATION OF RECORD AS INSTRUMENT NO. 20070530-0064194, R.O.D.C.T., NORTH 80 DEGREES 30 MINUTES 35 SECONDS WEST, 401.30 FEET TO AN IRON ROD (OLD) 5/B INCH DIAMETER, WITH RSA CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF CENTURY BOULEVARD (RIGHT-OF-WAY WIDTH VARIES), THENCE,

WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CENTURY BOULEVARD FOR THE NEXT FIVE (5) CALLS:

1. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 21 SECONDS, A RADIUS OF 1132.78 FEET, AN ARC LENGTH OF 44.27 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 04 MINUTES 23 SECONDS EAST, 44.26 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP; THENCE,
2. NORTH 18 DEGREES 11 MINUTES 29 SECONDS EAST, 100.00 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP; THENCE,
3. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 35 SECONDS, A RADIUS OF 532.28 FEET, AN ARC LENGTH OF 185.27 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 13 MINUTES 11 SECONDS EAST, 184.34 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP; THENCE,
4. NORTH 01 DEGREES 45 MINUTES 06 SECONDS WEST, 145.99 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP; THENCE,
5. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 58 SECONDS, A RADIUS OF 797.00 FEET, AN ARC LENGTH OF 190.32 FEET, AND A

CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 06 MINUTES 37 SECONDS EAST, 189.87 FEET TO AN PK NAIL (OLD). SAID PK NAIL (OLD) BEING THE SOUTHWEST CORNER OF SAID LOT M; THENCE,

WITH THE SOUTH LINE OF SAID LOT M, SOUTH 79 DEGREES 55 MINUTES 25 SECONDS EAST, 434.10 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206, PH (615) 2448591, ON NOVEMBER 10, 2010 BY KEVIN L. BIRDWELL, TENNESSEE RLS NUMBER 1797. PROJECT NUMBER 98-030 WORK ORDER 9236. BEARINGS SHOWN HEREON ARE BASED THE TENNESSEE COORDINATE SYSTEM OF 1983.

THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE SAME PROPERTY AS CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN BOOK 11191, PAGE 508 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL THREE (File NCS-371019, Lake View III, 22 Century Blvd.):

Being a tract of land lying in the Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, said tract is the northern portion of Lot 2 as shown on the plan entitled "An Addition to Lot 2, Revision to the Resubdivision of Century City" of record in Plat Book 11190, Page 21, R.O.D.C.T. (Register's Office for Davidson County, Tennessee), the following description was prepared using the afore mentioned subdivision plat with a date of record of January 20, 1999;

Beginning at a point in the Westerly right-of-way of Century Boulevard at the Southeast corner of Wells REIT II - One Century Place, L.L.C. of record as Instrument Number 200701180007311, R.O.D.C.T. and shown as Lot 1 of the plan entitled "Lot 1, Phase One, Century City West" of record as Instrument Number 200807020068654, R.O.D.C.T. and being the Northeast corner said Lot 2 of the herein described property.

Thence, with said right-of-way the next two calls:

Thence, South 09 degrees 05 minutes 38 seconds West, 374.04 feet to a point;

Thence, with a curve concave to the left with a delta angle of 01 degrees 28 minutes 26 seconds, with a radius of 880.00 feet, with an arc length of 22.64 feet, with a chord bearing of South 08 degrees 21 minutes 25 seconds West, 22.64 feet to a point;

Thence, leaving said right-of-way with a new line of division severing Lot 2 as shown on the plan entitled "An Addition to Lot 2, Revision to the Resubdivision of Century City" of record in Plat Book 11190, Page 21, R.O.D.C.T., the next six calls:

Thence, North 60 degrees 40 minutes 40 seconds West, 9.18 feet to a point; Thence, South

88 degrees 14 minutes 12 seconds West, 50.89 feet to a point; Thence, South 77 degrees 33

minutes 13 seconds West, 109.37 feet to a point; Thence, North 74 degrees 46 minutes 22

seconds West, 86.55 feet to a point; Thence, South 23 degrees 48 minutes 51 seconds West,

136.05 feet to a point;

Thence, North 66 degrees 11 minutes 09 seconds West, 305.08 feet to a point in the Easterly right-of-way of Ernac Drive;

Thence, with said right-of-way the next three calls:

Thence, North 45 degrees 06 minutes 09 seconds East, 4.00 feet to a point;

Thence, with a curve concave to the left with a delta angle of 38 degrees 59 minutes 36 seconds, with a radius of 575.00 feet, with an arc length of 391.32 feet, with a chord bearing of North 25 degrees 33 minutes 42 seconds East, 383.82 feet to a point;

Thence, North 05 degrees 59 minutes 27 seconds East, 282.16 feet to a point at the Southwest corner of William Garry Green, Karen L. Green and Timothy D. Green of record as Instrument Number 200608030094845, R.O.D.C.T. and shown as Lot 30 on the plan entitled "The Highlands" of record in Plat Book 2663, Page 127, R.O.D.C.T.;

Thence, leaving said right-of-way with said Green the next two calls:

Thence, South 83 degrees 59 minutes 03 seconds East, 153.38 feet to a point;

Thence, North 04 degrees 02 minutes 27 seconds East, 91.35 feet to a point in the Southerly line of said Lot 1 on the plan entitled "Lot 1, Phase One, Century City West" of record as Instrument Number 200807020068654, R.O.D.C.T.;

Thence, with said Lot 1 the next six calls:

Thence, South 86 degrees 58 minutes 41 seconds East, 164.00 feet to a point; Thence, South

03 degrees 01 minutes 19 seconds West, 13.39 feet to a point;

Thence, with a curve to the left with a delta angle of 125 degrees 18 minutes 08 seconds, with a radius of 151.00 feet, with an arc length of 330.23 feet, with a chord bearing of South 18 degrees 15 minutes 18 seconds East, 268.24 feet to an iron rod (old);

Thence, South 80 degrees 54 minutes 22 seconds East, 26.99 feet to an iron rod (old); Thence, South 09

degrees 05 minutes 38 seconds West, 30.00 feet to an iron rod (old);

Thence, South 80 degrees 54 minutes 22 seconds East, 20.00 feet to the Point of Beginning and containing 306,585 square feet or 7.04 acres more or less.

The above description being a portion of the property conveyed to Duke Realty Limited Partnership of record in Deed Book 11267, Page 873, Deed Book 10887, Page 776, Deed Book 11244, Page 737 and Deed Book 11244, Page 734, R.O.D.C.T.

Also described as Tract A in deed of record in Instrument No. 200911130104649, in said Register's Office.

And being described by the following surveyed legal description, WHICH IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, WHICH IS DERIVED FROM GPS TECHNOLOGY:

TRACT "A" NORTH PORTION OF LOT 2, AN ADDITION TO LOT 2 REVISION TO THE RESUBDIVISION OF CENTURY CITY,

BEING A CERTAIN TRACT OF LAND LYING IN THE FIFTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING THE NORTHERN PORTION OF LOT 2 ON THE PLAN ENTITLED "AN ADDITION TO LOT 2, REVISION TO THE RESUBDIVISION OF CENTURY CITY" OF RECORD IN PLAT BOOK 11190, PAGE 21, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTURY BOULEVARD AND CENTURY PLACE (A PRIVATE DRIVE) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) 5/8 INCH DIAME ILR, WITH RSA CAP IN THE WESTERLY RIGHT-OF-WAY OF CENTURY BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) SAID IRON ROD ALSO BEING IN THE SOUTHERLY LINE OF LOT 1 ON THE PLAN ENTITLED "LOT 1, PHASE ONE, CENTURY CITY WEST" OF RECORD AS INSTRUMENT NUMBER 200807020068654, R.O.D.C.T. WHICH IS OWNED BY WELLS REIT II - ONE CENTURY PLACE, L.L.C. OF RECORD AS INSTRUMENT NUMBER 200701180007311, R.O.D.C.T, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

WITH THE WESTERLY RIGHT-OF-WAY OF CENTURY BOULEVARD THE NEXT TWO CALLS:

1) SOUTH 11 DEGREES 58 MINUTES 33 SECONDS WEST, 373.92 FEET TO A PK NAIL (OLD);
2) WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 01 DEGREES 28 MINUTES 27 SECONDS, WITH A RADIUS OF 880.00 FEET, WITH AN ARC LENGTH OF 22.64 FEET, WITH A CHORD BEARING OF SOUTH 11 DEGREES 17 MINUTES 45 SECONDS WEST, 22.64 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;

LEAVING SAID WESTERLY RIGHT-OF-WAY AND WITH A NEW LINE OF DIVISION SEVERING LOT 2 AS SHOWN ON THE PLAN ENTITLED "AN ADDITION TO LOT 2, REVISION TO THE RESUBDIVISION OF CENTURY CITY" OF RECORD IN PLAT BOOK 11190, PAGE 21, R.O.D.C.T., THE NEXT SIX CALLS:

THENCE, NORTH 57 DEGREES 43 MINUTES 07 SECONDS WEST, 8.74 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;
THENCE, NORTH 88 DEGREES 48 MINUTES 14 SECONDS WEST, 50.89 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;
THENCE, SOUTH 80 DEGREES 30 MINUTES 47 SECONDS WEST, 109.37 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;
THENCE, NORTH 71 DEGREES 48 MINUTES 49 SECONDS WEST, 86.55 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;
THENCE, SOUTH 26 DEGREES 46 MINUTES 25 SECONDS WEST, 136.05 FEET TO AN IRON ROD (NEW) 5/8 INCH DIAMETER, WITH RSA CAP;
THENCE, NORTH 63 DEGREES 13 MINUTES 35 SECONDS WEST, 305.08 FEET TO AN IRON ROAD (OLD) 5/8 INCH DIAMETER WITH RSA CAP IN THE EASTERLY RIGHT-OF-WAY OF ERMAC DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY);

WITH THE EASTERLY RIGHT-OF-WAY OF ERMAC DRIVE THE NEXT THREE CALLS;

THENCE, NORTH 48 DEGREES 02 MINUTES 34 SECONDS EAST, 4.00 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP;

3) WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 38 DEGREES 56 MINUTES 39 SECONDS, WITH A RADIUS OF 575.00 FEET, WITH AN ARC LENGTH OF 390.83 FEET, WITH A CHORD BEARING OF NORTH 28 DEGREES 11 MINUTES 49 SECONDS EAST, 383.35 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER WITH RSA CAP;

4) NORTH 09 DEGREES 04 MINUTES 07 SECONDS EAST, 281.47 FEET TO AN IRON ROD (NEW) WITH RSA CAP AT THE SOUTHWEST CORNER OF WILLIAM GARRY GREEN, KAREN L. GREEN AND TIMOTHY D. GREEN OF RECORD AS INSTRUMENT NUMBER 200608030094845, R.O.D.C.T. AND SHOWN AS LOT 30 ON THE PLAN ENTITLED "THE HIGHLANDS" OF RECORD IN PLAT BOOK 2663, PAGE 127, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID GREEN THE NEXT TWO CALLS:

1) SOUTH 81 DEGREES 09 MINUTES 49 SECONDS EAST, 153.38 FEET TO AN IRON ROD (OLD) 3/4 INCH DIAMETER;

2) NORTH 07 DEGREES 07 MINUTES 06 SECONDS EAST, 91.13 FEET TO AN IRON ROD (OLD) 1/2 INCH DIAMETER IN THE SOUTHERLY LINE OF LOT 1 ON THE PLAN ENTITLED" LOT 1, PHASE ONE, CENTURY CITY WEST" OF RECORD AS INSTRUMENT NUMBER 200807020068654, R.O.D.C.T. WHICH IS OWNED BY WELLS REIT II - ONE CENTURY PLACE, L.L.C. OF RECORD AS INSTRUMENT NUMBER 200701180007311, R.O.D.C. T.;

THENCE, WITH SAID LOT 1 THE NEXT SIX CALLS:

1) SOUTH 84 DEGREES 05 MINUTES 56 SECONDS EAST, 164.02 FEET TO A TACK IN LEAD (OLD);

2) SOUTH 05 DEGREES 55 MINUTES 55 SECONDS WEST, 13.38 FEET TO A RAILROAD SPIKE (OLD);

3) WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 125 DEGREES 23 MINUTES 51 SECONDS, WITH A RADIUS OF 151.00 FEET, WITH AN ARC LENGTH OF 330.48 FEET, WITH A CHORD BEARING OF SOUTH 15 DEGREES 24 MINUTES 36 SECONDS EAST, 268.36 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER WITH RSA CAP;

4) SOUTH 78 DEGREES 02 MINUTES 04 SECONDS EAST, 26.98 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH A RSA CAP;

5) SOUTH 11 DEGREES 50 MINUTES 19 SECONDS WEST, 30.01 FEET TO AN IRON ROD (OLD) 5/8 INCH DIAMETER, WITH RSA CAP;

6) SOUTH 77 DEGREES 47 MINUTES 10 SECONDS EAST, 19.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 307,060 SQUARE FEET OR 7.05 ACRES MORE OR LESS.

THIS DESCRIBED IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206, PH (615) 244-
8591, ON NOVEMBER 12TH, 2010 AND REVISED NOVEMBER 16TH, 2010 BY KEVIN L. BIRDWELL, TENNESSEE RLS NUMBER 1797. PROJECT NUMBER 95173 WORK ORDER 9237.

BEARINGS SHOWN HEREON ARE BASED THE TENNESSEE COORDINATE SYSTEM OF 1983.

BEING A PORTION OF THE PROPERTY CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 11244, PAGE 737, BOOK 11244, PAGE 734 AND BOOK 10887, PAGE 776, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS DESCRIBED AS TRACT "A" AND CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD AS INSTRUMENT NUMBER 209113-0104649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH PARCEL THREE:
Nonexclusive easements for parking, turnaround, and encroachment, as created in the Declaration of Easements by Duke Realty Limited Partnership recorded February 14, 2011, Document No. 20110214-0012596, in the Register's Office of Davidson County, Tennessee.

**EXHIBIT B**
**To Special Warranty Deed**

**PERMITTED EXCEPTIONS**

1. Any mineral or mineral rights leases, granted or retained by current or prior owners.
2. Rights of tenants under unrecorded leases, without any option to purchase or rights of first refusal.
3. Taxes and Assessments for the year 2013 and subsequent years, which are liens not yet due and payable.
4. Declaration of Protective Covenants Century City of record in Book 6504, page 723, in the Register's Office of Davidson County, Tennessee, as amended in First Amendment of record in Book 8048, page 30 in said Register's Office.

Affecting Parcels One and Two:

5. The matters listed below, as shown on the plat of record in Plat Book 6250, page 982, in the Register's Office for Davidson County, Tennessee:
6. Affecting Parcel One and as shown on survey for Lot M prepared by Ragan-Smith Associated, dated November 12, 2010, last revised December 14, 2010, and designated Job No. 98-030 ("Parcel One Survey"):
    a. 20' building setback and public utility easement
    b. two 50' utility and drainage easements
    c. 24' wide and wider drainage easement
    d. 10' drainage easement
    e. 10' building setback line
    f. 34' utility and drainage easement, and
    g. building line an easement near lake
7. Affecting Parcel Two and as shown on a survey for Lot N prepared by Ragan-Smith Associated, dated November 12, 2010, last revised December 14, 2010, and designated Job No. 98-030 ("Parcel Two Survey"):
    a. 20' building setback lines and public utility easements
    b. 10' drainage easement, and
    c. 10' building setback line
8. Matters disclosed on the Parcel One Survey and on Parcel Two Survey, as listed in below to the extent that Parcel One and Parcel Two are taken as separate tracts of real estate:
    a. a concrete walkway located on Parcel One and Parcel Two across their common boundary lines;
    b. a curb protruding from Parcel One encroaching onto Parcel Two across their common boundary lines; and
    c. parking spaces located primarily on Parcel Two encroaching on Parcel One.

Affecting Parcel Three

9. The matters described below, as shown on the plat of record in Plat Book 11190, page 21, in the Register's Office for Davidson County, Tennessee:
    a. 20' wide drainage easement (as shown o the Parcel Three Survey, defined below)
    b. 20' wide public utility easements
    c. 5' utility easement for F.H.
    d. 10' R.O.W. dedication
    e. 35' M.B.S.L's (as shown on the Parcel Three Survey), and

f. 5' reserved for future R/W dedication (as shown on the Parcel Three Survey)

10. Easements for existing or future utilities and restrictions relating to construction affecting utilities as contained in the Metropolitan Government of Nashville and Davidson County, Council-Bill NO. 83-26.
11. Easement reserved in Restrictive Covenants of record in Book 2903, page 531, in the Register's Office of Davidson County, Tennessee.
12. Exchange Plant Permit of record in Book 2909, page 241, in the Register's Office of Davidson County, Tennessee.
13. Covenants, conditions, restrictions and easements as created in the Declaration of Easements by Duke Realty Limited Partnership recorded February 14, 2011, as Document No. 201102140012596, in the Register's Office of Davidson County, Tennessee.

3

Exhibit A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $26,500,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
February 7, 2011

NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 8, 2013

MELISSA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

BILL GARRETT, Davidson County
Trans:T20110009255 DEEDWARRSP
Recvd: 02/14/11 14:04 7 pgs
Fees:38.00 Taxes:98235.00
[redacted]
20110214-0012597

# SPECIAL WARRANTY DEED

| THIS INSTRUMENT PREPARED BY:<br>Ann Kustoff, Esq.<br>Duke Realty Corporation<br>3950 Shackleford Road; Suite 300<br>Duluth, GA 30096 | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>LAKEVIEW PLACE, LLC<br>5250 Virginia Way, Suite 155<br>Brentwood, TN 37027<br>Attn: Terry Hallemann | SEND TAX BILLS TO NEW OWNER AT:<br>LAKEVIEW PLACE, LLC<br>5250 Virginia Way, Suite 155<br>Brentwood, TN 37027<br>Attn: Terry Hallemann | MAP PARCEL NUMBER:<br><br>#107-130.000<br>#107-131.000<br>#107-158.000 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We, **DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership, hereinafter called the **GRANTOR(S)**, have bargained and sold, and by these presents do transfer and convey unto **LAKEVIEW PLACE, LLC**, a Delaware limited liability company, hereinafter called the **GRANTEE(S)**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and made a part hereof (the "Property").

BEING the same property conveyed to Duke Realty Limited Partnership, by the following Deeds of Record in Register's Office for Davidson County, Tennessee:
-As to Parcels One and Two: being all of the same property conveyed by Book 11191, Page 508.
-As to Parcel Three: being a portion of the property conveyed by Deed Book 11267, Page 873; Deed Book 10887, Page 776; Deed Book 11244, Page 737; and Deed Book 11244, Page 734.