Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
NNP Royal Partnership 5010 Mountview Place Brentwood, TN 37027	108-010-082.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, SALHAM, L.L.C., ("Grantor"), a North Carolina limited liability company, has bargained and sold, and by these presents does transfer and convey to NNP ROYAL PARTNERSHIP ("Grantee"), a Tennessee general partnership, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

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 (the "Permitted Exceptions").

STATE OF North Carolina

COUNTY OF Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $5,950,000.00.

Nara

Affiant

Subscribed and sworn to before me this 26 day of December, 2012.

Leslie A. Shipley

Notary Public

My Commission Expires: 6/10/2017

LESLIE A. SHIPLEY NOTARY PUBLIC UNION COUNTY, N.C.

BILL GARRETT, Davidson County
Trans:T20120099534 DEEDWARRSP
Recvd: 12/28/12 12:09 5 pgs
Fees:28.00 Taxes:22015.00

20121228-0120029

This is improved property located at 800 Royal Parkway, Nashville, Tennessee.

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

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

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 27th day of December, 2012.

SALHAM, L.L.C.,
a North Carolina limited liability company

By: _____
Name: HASMUKH PATEL
Title: MANAGING MEMBER

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, Leslie A. Shipley, Notary Public, Hasmukh Patel, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing member of SALHAM, L.L.C., the within named bargainor, a North Carolina limited liability company and is authorized to execute this instrument on behalf of SALHAM, L.L.C.

WITNESS my hand, at office, this 26 day of December, 2012.

Leslie A. Shipley
Notary Public
My Commission Expires: 6/10/2017

[seal]

LESLIE A. SHIPLEY NOTARY PUBLIC UNION COUNTY, N.C.

Exhibit A
The Property

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Second Revision, Metro Airport Center, Section 5, Phase 2, and Section 5, Phase 3, as shown on plat of record in Plat Book 9700, Page 655, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being of the same property last conveyed in deed of record as Instrument No. 200806030056541, Davidson County Register of Deed's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Real property taxes for the calendar year 2013, a lien not yet due and payable.

2) Matters shown on the Plat of record in Plat Book 9700, page 346 and Plat Book 9700, page 655 in the Davidson County Register's Office.

3) Restrictive Covenants of record in Book 4339, page 881, said Register's Office .

4) Declaration of Covenants or record in Book 6477, page 870 and Book 6973, page 359, said Register's Office.