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Prepared by:
Robert E. Farmer, III, Esq.
Upon Recording Return to:
Michael D. Kaplan, Esq.
Harkavy Shainberg Kaplan & Dunstan PLC
6060 Poplar Avenue, Suite 140
Memphis, TN 38119

BILL GARRETT, Davidson County
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LIMITED WARRANTY DEED

THIS DEED, is made this 13 day of February, 2013, between PREAKNESS GARDENS ASSOCIATES, LLC, a Delaware limited liability company having a place of business c/o Harbor Group International, LLC, 999 Waterside Drive, Suite 2300, Norfolk, VA, 23510 ("Grantor"), and WE PREAKNESS LLC, a Tennessee limited liability company, having a place of business c/o White Eagle Property Group, LLC, 12 College Road, Monsey, NY 10952 ("Grantee") wit:

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs, successors and assigns forever, the following described premises, to wit:

All that certain piece or portion of ground described in Exhibit "A" attached hereto and made a part hereof, together with all buildings and improvements thereon, and all the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Davidson County, Tennessee (collectively, the "Property"). To have and to hold all and singular the premises before mentioned, unto said Grantee, its successors and assigns, forever.

And said Grantor does hereby warrant the title to said premises, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, provided that, this conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its duly authorized manager as of the 13 day of February, 2013.

SELLER:

PREAKNESS GARDENS ASSOCIATES, LLC,
a Delaware limited liability company

By: Preakness Managing Co., LLC,
a Delaware limited liability company,
its Manager

By: _____
T. Richard Litton, Jr., Vice President

COMMONWEALTH OF VIRGINIA,
CITY OF NORFOLK, TO WIT:

The undersigned, being a notary public for the Commonwealth and City aforesaid, does hereby certify that on this 11th day of February, 2013, before me, personally appeared T. Richard Litton, Jr., who, under oath, acknowledged himself to be a Vice President of Preakness Managing Co., LLC, a Delaware limited liability company, the Manager of Preakness Gardens Associates, LLC, a Delaware limited liability company, and known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained as the duly authorized Vice President of said limited liability company by signing the name of the limited liability company himself as Vice President.

WITNESS my hand and Notarial Seal.

Regina Balderson Harrington
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 2/28/15
My Identification No.: 7503988

REGINA BALDERSON HARRINGTON
NOTARY PUBLIC
REGISTRATION # 7503988
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2015

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 13,250,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of February, 2013.



Notary Public

My Commission Expires: 7-18-2015

Property Address: 630 Bell Road

Parcel I.D. No.: 163-00-0-296.00

Name and address of Owner:

WE Preakness LLC
12 College Road
Monsey, NY 10952

Entity Responsible for payment of taxes:

WE Preakness LLC
12 College Road
Monsey, NY 10952

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Antioch, County of Davidson, State of Tennessee

PARCEL I:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT NO. 1 ON PLAN OF BELLWOOD TRACE, OF RECORD IN BOOK 6250, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE SOUTHEASTERLY MARGIN OF BELL ROAD, BETWEEN INTERSTATE HIGHWAY 24 AND MURFREESBORO ROAD, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST MARGIN OF BELL ROAD, SAID POINT BEING APPROXIMATELY 3,660 FEET SOUTH OF THE INTERSECTION OF BELL ROAD AND MURFREESBORO ROAD AND THE SOUTHWESTERLY COMMON CORNER BETWEEN SAID TRACT OF LAND AND THE JAMES CLARKE TRACT AS OF RECORD IN DEED BOOK 8561, PAGE 548, R.O.D.C., THENCE

1. WITH THE COMMON LINE OF CLARKE, S 41°46'11" E, A DISTANCE OF 222.04' TO A POINT IN THE WESTERLY LINE OF THE FIRST SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS EVIDENCED IN BOOK 3344, PAGE 471, R.O.D.C., TENNESSEE, THENCE

2. S 61°28'34" W, A DISTANCE OF 78.60' TO A POINT, THENCE

3. S 28°29'26" E, A DISTANCE OF 200.01' TO A POINT, THENCE

4. N 61°27'58" E, A DISTANCE OF 445.51' TO A POINT IN THE CENTER OF RICE ROAD (ABANDONED) AS EVIDENCED IN BOOK 6196, PAGE 135 R.O.D.C., TENNESSEE, THENCE

5. WITH THE CENTERLINE OF RICE ROAD, S 34°36'53" E, A DISTANCE OF 130.15' TO A POINT, THENCE

6. CONTINUING, S 25°54'19" E, A DISTANCE OF 341.48' TO A POINT, THENCE

7. CONTINUING, S 17°00'39" E, A DISTANCE OF 50.11' TO A POINT, THENCE

8. CONTINUING, S 01°04'16" E, A DISTANCE OF 67.55' TO A POINT, THENCE

9. CONTINUING, S 01°43'28" W, A DISTANCE OF 255.86' TO A POINT, THENCE

10. CONTINUING, S 02°02'57" W, A DISTANCE OF 90.00' A POINT, THENCE LEAVING SAID CENTERLINE OF RICE ROAD (ABANDONED) AND WITH THE LINE OF TURNER SNODGRASS AS EVIDENCED IN BOOK 9542, PAGE 737, R O.D.C., TENNESSEE,

11. S 44°31'58" W, A DISTANCE OF 665.00' TO A POINT, THENCE

12. N 60°20'00" W. A DISTANCE OF 450.00' TO A POINT, THENCE

13. N 19°00'55" E, A DISTANCE OF 250.00' TO A POINT, THENCE

14. N 50°54'17"W, A DISTANCE OF 654.56' TO A POINT IN THE EASTERLY MARGIN OF BELL ROAD, THENCE

15. WITH SAID EASTERLY MARGIN OF BELL ROAD, N 40°28'53" E, A DISTANCE OF 160.22' TO A POINT, THENCE

16. CONTINUING, N 49°34'18" E, A DISTANCE OF 25.32' TO A POINT, THENCE

17. CONTINUING, N 47°49'00" W, A DISTANCE OF 7.00' TO A POINT, THENCE

18. CONTINUING, N 40°28'53" E, A DISTANCE OF 103.69' TO A POINT, THENCE

19. CONTINUING, N 51°48'28" E, A DISTANCE OF 61.10' TO A POINT, THENCE

20. CONTINUING, N 40°28'53" E, A DISTANCE OF 53.14' TO A POINT, THENCE

21. CONTINUING, N 22°02'18" E, A DISTANCE OF 37.95' TO A POINT, THENCE

22. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1679.28' AND A CENTRAL ANGLE OF 12°43'12"(CHORD BEARING OF N 33°59'23" E, AND A DISTANCE OF 372.04') A DISTANCE OF 372.81' TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH APPURTENANT NON-EXCLUSIVE EASEMENTS ESTABLISHED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN BOOK 6301, PAGE 745, AS AMENDED AND RESTATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS BELLWOOD TRACE RECORDED AT BOOK 9659, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Preakness Apartments, LLC by Special Warranty Deed from EQR-Watson General Partnership dated August 9, 2007 and recorded August 16, 2007 in the Register's Office for Davidson County in Instrument No. 20070816-0098055.

EXHIBIT B
Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements, or claims of easements, not shown by the public records and not claimed through or by any action or failure to act of Grantor.

3. Intentionally Omitted

4. Intentionally Omitted

5. Intentionally Omitted

6. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5- 603 et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq. As of the date hereof, no such taxes or assessments are due and owing.

7. Davidson County Taxes for the year 2013, not yet a lien and not yet due or payable.

8. The following matters as set forth in Plat Book 6250, Page 13, amended by Certificate of Correction recorded on 10/29/1985 at Book 6695, Page 180, in the Register's Office of Davidson County, TN:

   a) 30 foot minimum building setback line;

   b) Area reserved for future road widening of Bell Road and as shown on survey by Joseph M. Holland of H & H Land Surveying Inc., Project/Job Number 97-502, dated 07/18/12, last revised 01/25/2013. (the 'Survey"). The Survey depicts such area as "Right of Way Modified".

9. Declaration of Covenants and Restrictions recorded on 05/30/1984 at Book 6301, Page 745, amended by Amended and Restated Declaration of Covenants and Restrictions recorded on 05/01/1995 at Book 9659, Page 14, in the aforesaid Register's Office.

10. Easement for gas transmission recorded on 11/12/1953 in Book 2203, Page 575, in the aforesaid Register's Office. Said Easement was conveyed to Columbia Gulf transmission by deed recorded on 02/03/1959 in Book 2875, Page 299 and modified by Partial Release recorded on 11/06/1970 in Book 4457, Page 377, in the aforesaid Register's Office, the location of which is a shown on the "Survey".

11. Storm Water Detention Agreement recorded on 05/22/1984 in Book 6254, Page 487, in the aforesaid Register's Office.

12. Easement granted to Bell South Communications recorded on 01/17/1997 in Book 10322, Page 139, in the aforesaid Register's Office, the location of which is as shown on the "Survey".

13. Reservation of 0.5 acres of the Land around the Graveyard (as shown and described on the Survey), together with Ingress and Egress to Graveyard (as shown and

described on the Survey) (the Graveyard and the Ingress and Egress to Graveyard are collectively referred to herein as the "Gravesite Parcel"), pursuant to a conveyance deed recorded in Book 256, Page 368, together with any right or claim because of dedication or use of the Gravesite Parcel, including:

(a) Rights, interests and easements of any person who have burial lots, their relatives and the public in the Gravesite Parcel;
(b) Easements for visitation, use, driveways and access to and from the Gravesite Parcel;
(c) Statutory rights and powers of the State of Tennessee, county and municipality to regulate and control the use of the Gravesite Parcel and also to regulate and control the interment or removal of such remains in and from the Gravesite Parcel or any buildings located thereon; and
(d) Legal limitations and restrictions imposed by the laws of the State of Tennessee in connection with Gravesite Parcel.

14. Communications Easement granted to Comcast of Nashville 1, LLC recorded on 12/06/2011 in Instrument No. 20111206-0095095, in the aforesaid Register's Office.

15. INTENTIONALLY DELETED.

16. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

17. Intentionally Omitted

18. Survey prepared by Joseph M. Holland of H & H Land Surveying Inc., Project/Job Number 97-502, dated 07/18/12, last revised 01/25/2013, discloses the following:

a. Walkway extends beyond westerly property line;
b. Concrete retaining wall encroaches southerly and westerly property lines;
c. Asphalt encroaches northeasterly property line;
d. Water lift station building and brick walls encroach westerly setback line;
e. Stairwells encroach easterly and northeasterly setback lines;
f. Concrete dumpster pad encroaches right-of-way easement as reflected in Book 6196, Page 135;
g. Concrete transformer pad, tennis court and volleyball area encroach the ingress and egress to graveyard as reflected in Book 256, Page 368;
h. Adjoiner's fence on or along northwesterly property line, and
i. Rights of others in and to cell tower, fire hydrant, drains, headwalls, inlets, catch basins, pond, utility lines, utility valves, utility boxes, utility meters, control box, fiber optic box, generator, dumpster pads, transformers, signs, overhead wires, guy wires, utility poles, light poles and manholes.