BILL GARRETT, Davidson County
Trans:T20130026333 DEEDWARRSP
Recvd: 04/02/13 09:40 5 pgs
Fees:28.00 Taxes:5745.44
20130402-0032072

This instrument prepared by:
The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Inland American ST Portfolio II, L.L.C. 2901 Butterfield Road Oak Brook, Illinois 60523	American Realty Capital 7621 Little Avenue, Suite 200 Charlotte, NC 28226	042-160-101.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $1,522,822.33 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

INLAND AMERICAN ST PORTFOLIO II, L.L.C.,

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

ARC SBMDNTN001, LLC,

hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A

This is unimproved ( ) improved (X) property, known as 202 GALLATIN ROAD SOUTH, MADISON, TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of March, 2013.

INLAND AMERICAN ST PORTFOLIO II, L.L.C.,
a Delaware limited liability company

By: Inland American Real Estate Trust, Inc.,
a Maryland corporation, its sole member

By: Carol M. Hoffmann
Print Name: Carol M. Hoffmann
Title: Assistant Secretary

STATE OF Illinois

COUNTY OF DuPage

The foregoing instrument was acknowledged before me this 21 day of March, 2013, by Carol M. Hoffmann, as Asst. Secretary of Inland American Real Estate Trust, Inc., as sole member of Inland American ST Portfolio II, L.L.C., a Delaware limited liability company, on behalf of the company.

Susan Metzler
Print Name Susan Metzler
Notary Public

OFFICIAL SEAL
SUSAN METZLER
Notary Public - State of Illinois
My Commission Expires May 05, 2015

Commission No.: _____

My Commission Expires: 5.5.15

EXHIBIT A

LEGAL DESCRIPTION

A certain lot or parcel of land situate in Davidson County, Tennessee, and further described as follows:

Being parts of Lot Nos. 38 and 39 on the plan of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of the Gallatin Pike at the Southwest corner of the property conveyed to Old Hickory Coal and Ice Company by deed from G. A. Burroughs and wife, of record in Book 821, Page 488, said Register's Office; thence with said Coal and Ice Company's Southerly line Westwardly 140 feet to their Southwest corner; thence with their West line Northwardly 70 feet to their Northwest corner; thence Westwardly 60 feet; thence Southwardly 186 feet to the line between Lot Nos. 37 and 38; thence with the line between said Two Lots eastwardly 60 feet; thence Northwardly 60 feet to the Northwest corner of R. L. Jones' 1st; thence with Jones' line Eastwardly 140 feet to the Westerly margin of said Gallatin Pike; thence with the Westerly margin of said Pike Northwardly 5 feet to the beginning.

Parcel B

The Northerly thirty five feet of the Easterly 140 feet of Lot No. 38, and the Southerly 35 feet of the Easterly 140 feet, of Lot No. 39, on the map of Douglas Levine's sub-division, Madison, Tennessee, as of record in Book 547, Page 44, Register's Office, for Davidson County, Tennessee.

Said parts of Lots 38 and 39 front together 70 feet on the Westerly side of Gallatin Pike and run back between parallel lines, 140 feet to a dead line.

Parcel C

Land in Davidson County, Tennessee, being a portion of Lot No. 1, as shown on the final plat of Kroger-Super X Shopping Center Property, Madison, Tennessee, and recorded in Book 5800, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of Lot No. 2 of the before mentioned subdivision, thence N 89° 03' 45" W 140 feet to a point; thence S 00° 56' 15" W 10 feet to a point; thence, S 89° 35' 56" E 139.97 feet to a point in the Westerly margin of Gallatin Road; thence with said margin, N 01° 10' 49" E 8.69 feet to the point of beginning.

Being the same property conveyed to Inland American ST Portfolio II, L.L.C., a Delaware limited liability company as Instrument No. 20080107-0001915, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

File No.: NCS -569446-68-CHI2

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.

2. No insurance is afforded as to the acreage or square footage contained in the insured property.

3. Taxes and assessments for the year 2013 not yet and payable.

4. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage conveyed to Davidson County, Tennessee of record in Book 3340, Page 814, Register's Office for Davidson County, Tennessee.

5. Cross Easement Agreement between Third National Bank in Nashville, The Kroger Co., and Super X Drugs Corporation of record in Book 5860, Page 961, Register's Office for Davidson County, Tennessee.

STATE OF NEW YORK
COUNTY OF NEW YORK

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,552,822.33.

Affiant James Tanaka, Authorized Signatory

Sworn to and subscribed to before me this 21st day of March, 2013.

Notary Public

My commission expires: September 17, 2016

STEPHANIE ALISON LEAL
Notary Public, State of New York
No. 01LE6268888
Qualified in Kings County
Commission Expires Sept. 17, 2016