BILL GARRETT, Davidson County
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This instrument prepared by:
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1180 Peachtree Street
Atlanta, Georgia 30309

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SPACE ABOVE LINE FOR RECORDER'S USE

Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

LIMITED WARRANTY DEED

ADDRESS NEW ONWER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
General Electric Capital Corporation c/o GE Capital Real Estate	General Electric Capital Corporation c/o GE Capital Real Estate Attention: Neil Sullivan	Map 108, Parcel 217
901 Main Avenue	901 Main Avenue	
Norwalk, CT 06851	Norwalk, CT 06851	

THIS LIMITED WARRANTY DEED, made as of the 28th day of March, 2013 by and between W2007 BRV REALTY, LP, a Delaware limited partnership ("**Grantor**"), whose address is c/o Archon Group, LP, 6011 Connection Drive, Irving, Texas 75039, and LEEWARD STRATEGIC PROPERTIES, INC., a Delaware corporation ("**Grantee**"), whose address is c/o GE Capital Real Estate, 901 Main Avenue, Norwalk, CT 06851.

W I T N E S S E T H:That,

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) in lawful money of the United States of America, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain and sell unto Grantee, its successors and assigns, that certain real property located in the County of Davidson, State of Tennessee, and described in Schedule 1 attached hereto and by this reference incorporated herein (the "**Property**"). This is improved property, known as 911 Airport Center Drive Nashville, TN 37214. This conveyance and the limited warranty of title contained herein are made expressly subject to those matters set forth on Schedule 2, attached hereto and by this reference incorporated herein.

TO HAVE AND HOLD the Property, together with any and all improvements and fixtures located thereon, all rights, privileges, easements and appurtenances of Grantor appertaining thereto, and all right, title and interest of Grantor in, to and under adjoining streets, rights of way and easements, and together with all and singular, the tenements and the hereditaments thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits hereof., to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, in FEE SIMPLE.

And Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, except for the matters set forth on Schedule 2 hereto.

This deed is an absolute conveyance from the Grantor to the Grantee, Grantor having sold the Property for a fair and adequate consideration. Grantor declares that this conveyance is freely and fairly made.

There shall be no merger of the fee estate conveyed hereby with the estate, lien or security title created by the deed to secure debt, mortgage, deed of trust or other real property security instrument described on Schedule 2 attached hereto by reason of the fact that the same person or entity may own or hold (a) the estate, lien or security title created by any such real property security instrument and (b) the fee estate in the Property conveyed hereby or any interest in such fee estate; and no such merger shall occur until Grantee shall execute a written statement or instrument effecting such merger and shall duly record the same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered as of the date hereinabove written.

Signed, sealed and delivered
in the presence of:

Witness

GRANTOR

W2007 BRV REALTY LP,
a Delaware limited partnership

By: W2007 BRV Gen-Par, LLC, a Delaware limited liability company, its General Partner

By: _____
Name: Todd Giannoble
Title: President and Manager

_____
Notary Public
My Commission Expires:

_____
(NOTARY SEAL)

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Dallas)

On March 28, 2013, before me, Kathie Landis, a Notary Public, personally appeared Todd Giannoble, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary Public

[SEAL] KATHIE L. LANDIS
Notary Public, State of Texas
My Commission Expires
October 01, 2013

My commission expires 10/1/13

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

The actual consideration or value whichever is greater, for this transfer is $10,850,000.

Affiant/Grantee:

LEEWARD STRATEGIC PROPERTIES, INC., a Delaware Corporation

By: _____
Name: Neil Sullivan
Title: Vice President

Subscribed and sworn to before me this 04th day of March, 2013.

_____
Signature of Notary Public

My commission expires _____

AMY JACKSON AYALA
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2014

[SEAL]

SCHEDULE 1 TO LIMITED WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A Property Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 of the final Plat of Metropolitan Airport Center, Section 5, Phase 6 of record in Book 9700, Page 806, said Register's Office.

Being the same property conveyed to Pineapple Partners of Nashville FF, LLC, a Mississippi Limited Liability Company in Instrument 20011221-0141330, Register's Office for Davidson County, Tennessee.

Also described as Surveyed:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 3 as shown on the plan of Metro Airport Center, Section 5, Phase 6 of record in Plat Book 9700, Page 806, R.O.D.C., located in the northwest quadrant of the intersection of Royal Parkway and Airport Center Drive and being more particularly described as follows:

Beginning at a concrete monument at the north end of the return of the intersection of Royal Parkway and Airport Center Drive;

Thence, with a curve concave to the west having a central angles of 90° 03' 05", a radius of 25.00 feet and a chord of S 55° 45' 22" W, 35.37 feet for an arc length of 39.29 feet to an iron set in the northerly margin of Royal Parkway;

Thence, with said northerly margin, N 79° 13' 48" W, 224.96 feet to an iron pin set;

Thence, leaving said margin with the east line of Lot 2 of aforementioned plat in the name of Vision Nashville, LLC of record in Deed Book 11265, Page 163, R.O.D.C., N 10° 41' 23" E. 370.92 feet to an iron pin set;

Thence, with Lot 1 of the aforementioned plat in the name of Duke Realty Limited Partnership of record in Deed Book 11265, Page 153, R.O.D.C., N 79° 53' 10" E, 40.07 feet to an iron pin set.

Thence, S 53° 04' 01" E, 268.21 feet to an iron pin set in the westerly margin of Airport Center Drive;

Thence, with said margin and curve concave to the south having a central angle 23° 12' 01", a radius of 340.00 feet and a chord of S 22° 30' 51" W, 136.73 feet for an arc length of 137.67 feet to a concrete monument;

Thence, S 10° 41' 23" W, 108.05 feet to the point of beginning,

Containing 86,228 square feet or 1.98 acres, more or less.

Being the same property conveyed to W2007 BRV Realty LP, a Delavare Limited Partnership in Instr. # 20070914-0110271, Register's Office for Davidson County, TN

SCHEDULE 2 TO LIMITED WARRANTY DEED

EXCEPTIONS

Permitted Exceptions

1. Taxes for the year 2013 and subsequent years, a lien not yet due and payable.

2. Restrictive Covenants of record in Book 4339, Page 881, Book 6477, page 870 and Book 6973, page 359, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of By Laws of record in Book 6477, Page 890, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of Assignment of Developer Rights of record in Book 11376, Page 439, in the Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 806, Register's Office for Davidson County, Tennessee.