This Instrument Was Prepared By:
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Freeman Webb Companies
3810 Bedford Avenue, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 12/23/13 14:05 5 pgs
Fees:28.00 Taxes:22940.00
20131223-0129442

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Falcon View Apartments LLC 530 Silas Deane Highway Wethersfield, CT 06109	Falcon View Apartments LLC 530 Silas Deane Highway Wethersfield, CT 06109	Map: 51-8 Parcel: 82

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Million, Two Hundred Thousand and No/100 Dollars ($6,200,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Liberty Circle Associates, L.P., a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Falcon View Apartments LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as Falcon View Apartments 201 E. Palestine Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it (except for those matters set forth on Exhibit B), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2013.

Liberty Circle Associates, L.P.

By: FWB Investments, LLC
Its General Partner

By: _____
James A. Webb, III
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Webb, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of FWB Investments, LLC, the general partner of Liberty Circle Associates, L.P., the within named bargainor, a partnership, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Chief Manager of FWB Investments, LLC, the general partner.

WITNESS my hand and official seal at office, this 20 day of December, 2013.

CRISTINA E. STANFILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,200,000.00

_____
Affiant

Subscribed and sworn to before me this 20 day of December, 2013.

CRISTINA E. STANFILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2015

EXHIBIT A

PROPERTY DESCRIPTION

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8 OF THE MAP OF MONTAGUE, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER AND SUMNER, INC., ENGINEERS, DATED SEPTEMBER 21, 1966, AND BY SURVEY MADE BY JOHN KOHL AND COMPANY, P.C., DATED JULY 18, 2000, AS REVISED NOVEMBER 30, 2000, PROJECT NUMBER 43987-356, AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 65 DEGREES 40 MINUTES WEST 25.00 FEET FROM THE INTERSECTION OF THE CENTERLINE OF LIBERTY CIRCLE WITH THE CENTERLINE OF EAST PALESTINE BOULEVARD; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 434.84 FEET ALONG THE RIGHT OF WAY OF LIBERTY CIRCLE THROUGH A COMPLETE CIRCLE 2732.19 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE A PARCEL WHICH IS A TRUE CIRCLE, WHOSE RADIUS IS 434.84 FEET AND WHOSE RADIUS POINT (CENTER) IS LOCATED NORTH 65 DEGREES 40 MINUTES WEST 434.84 FEET FROM THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LIBERTY CIRCLE ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20001201-0118123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable. (Map & Parcel No. 051-08-0-082.00 - 2013 Davidson County Taxes are PAID in the amount of $70,726.17)

2. All matters as shown on plat of record in Plat Book 421, page 129, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of that certain Lease by and between Nashro Corporation and Web Service Company, Inc., as evidenced by Memorandum of Lease of record in Book 9239, page 970, Register's Office for Davidson County, Tennessee.

4. Rights of tenants under unrecorded leases.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Patrick S. Coode, RLS No. 855, Patrick Coode and Company, LLC, File No. 213-120, dated November 27, 2013:

    - 35 foot minimum building setback line

    - 8 inch sewer line crossing the Land

    - Wrought iron fence, brick columns, and parking lot encroach into the adjacent street right-of-way

    - Buildings A, B, C, D and K encroach over 35 foot minimum building setback line

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

