1st

Prepared by and
return after recording to:

Mark A. Drogalis
Vice President-Legal
EDENS
1221 Main Street, Suite 100
Columbia, SC 29201

BILL GARRETT, Davidson County
Trans: T20130107682 DEEDWARRSP
Recvd: 12/30/13 11:22 6 pgs
Fees: 33.00 Taxes: 59570.00
20131230-0130742

SPECIAL WARRANTY DEED

GRANTEE'S NAME: VIKING PARTNERS JACKSON DOWNS, LLC

GRANTEE'S ADDRESS: 4901 Hunt Road, Suite 102
And send tax bills to: Cincinnati, Ohio 45242

Map/Parcel Nos.: 08500009300
08500009400
08500009600

STATE OF SOUTH CAROLINA)
) SPECIAL WARRANTY DEED
COUNTY OF RICHLAND)

KNOW ALL MEN BY THESE PRESENTS, that **JACKSON DOWNS II (E&A), LLC** ("Grantor"), whose mailing address is 1221 Main Street, Suite 1000, Columbia, South Carolina 29201, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by **VIKING PARTNERS JACKSON DOWNS, LLC**, a Delaware limited liability company having an address at c/o Viking Partners, 4901 Hunt Road, Suite 102, Cincinnati, Ohio 45242 ("Grantee"), the receipt of which is hereby acknowledged, subject to the conditions, matters, and/or reservations herein set forth, if any, has transferred, conveyed, granted, bargained, sold, and released, and by these presents does transfer, convey, grant, bargain, sell, and release unto the said Grantee, the following described property:

The real estate described on **Exhibit "A"** attached hereto.

DERIVATION: This being the same piece, parcel, or tracts of land conveyed to Grantor by the following deeds:

a. Deed of Jackson Downs (E&A), LLC, a South Carolina limited liability company, recorded among the land records of Davidson County, Tennessee (the "Land Records") as Instrument No. 200704090041753 (TMS 08500009300); and
b. Deed from E&A Acquisition Two Limited Partnership, a Delaware limited partnership, recorded among the Land Records as Instrument No. 200705150058256 (TMS 085000094 and 085000096).

TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE is made subject to easements, conditions, and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and against all persons claiming through or under the Grantor but not otherwise.

WITNESS Grantor's hand and seal this 25th day of November, 2013.

GRANTOR:

JACKSON DOWNS II (E&A), LLC, a Delaware limited liability Company

By: E&A/I&G East Coast Retail Limited Partnership, a Delaware limited partnership, its sole member

By: E&A East Coast Retail GP, LLC, a Delaware limited liability company, its sole general partner

By: Edens Realty, Inc., a South Carolina corporation, its sole general partner

By: _____
Jodie W. McLean
President and Chief Investment Officer

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF RICHLAND)

I Jacquelyn L. McClanahan, a Notary Public for the state and county aforesaid, do hereby certify that Jodie W. McLean personally appeared before me this day and acknowledged that she is the President and Chief Investment Officer of Edens Realty, Inc., a South Carolina corporation, which is the sole general partner of E&A East Coast Retail GP, LLC, a Delaware limited liability company, which is the sole general partner of E&A/I&G East Coast Retail Limited Partnership, a Delaware limited partnership, which is the sole member of Jackson Downs II (E&A), LLC, a Delaware limited liability company, and that by authority duly given she executed the foregoing instrument on behalf of Edens Realty, Inc. as the act and deed of the foregoing Jackson Downs II (E&A), LLC for the purposes stated in such instrument and she is personally known to me.

Witness my hand and official seal
this 25th day of November, 2013

Jacquelyn L. McClanahan
Notary Public for South Carolina
My Commission Expires: 1/28/14

[SEAL]

JACQUELYN LEE McCLANAHAN
NOTARY
PUBLIC
SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

The actual consideration or value, whichever is greater, for this transfer is $16,100,000.

AFFIANT:

Jodie W. McLean

Subscribed and sworn to before me, this the 25th day of November, 2013.

Notary Public for South Carolina

My Commission Expires: 1/28/14

JACQUELYN LEE McCLANAHAN
NOTARY
PUBLIC
SOUTH CAROLINA

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of First Revision of Resubdivision, Lots 6 and 7, Jackson Downs Commercial, as shown on plat of record in Instrument No. 200210170127493, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Operation and Easement Agreement by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, of record in Book 9857, page 151, as amended in First Amendment to Operation and Easement Agreement of record in Book 10841, page 648, and by Second Amendment to Operation and Easement Agreement of record in Book 10908, page 773, by Third Amendment to Operation and Easement Agreement of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee, by Fourth Amendment to Operation and easement Agreement of record as Instrument No. 20020920-0114881, and by Fifth Amendment to Operation and Easement Agreement dated April 14, 2003, of record as Instrument No. 20030422-0053154, as re-recorded under instrument # 20030428-0056661, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Drainage Easements executed by Mathews Partners, Inc., a Tennessee corporation, as Declarant, dated November 10, 1995, of record in Book 9857, page 77, Register's Office for Davidson County. Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation, and Dayton Hudson Corporation, a Minnesota corporation, dated November 10, 1995, of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Easements, Covenants and Restrictions dated September 18, 2002, by Jackson Downs (EM), LLC, a South Carolina limited liability company, E&A Acquisition Two Limited Partnership, a Delaware limited partnership, Declarants, of record as Instrument No, 20021025-0131205 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson Downs II (E&A), LLC by deed of record in Instrument No. 200704090041753, Register's Office for Davidson County, Tennessee.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of First Revision of Resubdivision, Lots 6 and 7, Jackson Downs Commercial, as shown on plat of record in Instrument No. 200210170127493, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

LAND in Davidson County, Tennessee, being Lot No. 9, on the Plan of Final Plat, Jackson Downs Commercial, as shown on plat of record in Plat Book 9700, page 526, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH all easemetns appurtenant to said property under or pursuant to that certain Operation and Easement Agreement by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, of record in Book 9857, page 151, as amended in First Amendment to Operation and Easement Agreement of record in Book 10841, page 648, and by Second Amendment to Operation and Easement Agreement of record in Book 10908, page 773, by Third Amendment to Operation and Easement Agreement of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee, by Fourth Amendment to Operation and easement Agreement of record as Instrument No. 20020920-0114881, and by Fifth Amendment to Operation and Easement Agreement dated April 14, 2003, of record as Instrument No. 20030422-0053154, as re-recorded under instrument # 20030428-0056661, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Drainage Easements executed by Mathews Partners, Inc., a Tennessee corporation, as Declarant, dated November 10, 1995, of record in Book 9857, page 77, Register's Office for Davidson County. Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation, and Dayton Hudson Corporation, a Minnesota corporation, dated November 10, 1995, of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.

TOGETHER WITH appurtenant Sign Easement of record in Book 10990 Page 108, as modified by instrument of record in Instrument No. 200007050-066701, Register's Office for Davidson County, Tennessee

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Easements, Covenants and Restrictions dated September 18, 2002, by Jackson Downs (EM), LLC, a South Carolina limited liability company, E&A Acquisition Two Limited Partnership, a Delaware limited partnership, Declarants, of record as Instrument No. 20021025-0131205 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson Downs II (E&A), LLC, by deed of record in Instrument No. 200705150058256, Register's Office for Davidson County, Tennessee.