THIS INSTRUMENT PREPARED BY:

CRAIG S. COAN
MASON, WENK & BERMAN, L.L.C.
1033 SKOKIE BLVD, SUITE 250
NORTHBROOK, IL 60062

NEW PROPERTY OWNER AND SEND TAX BILLS TO:

S&C HOLDINGS GP
715 MASSMAN DRIVE
NASHVILLE, TN 37210-3723
ATTENTION: JAMES W. SPRADLEY, JR.

TAX ID #
120 00 0 159.00

PROPERTY ADDRESS:
2 DELL PARKWAY
NASHVILLE, TN 37217

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of the 16 day of July, 2014, by and between NASHVILLE DELL PARKWAY LIMITED, LLC, an Illinois limited liability company, having an undivided 18.92% interest, JES NASHVILLE DELL PARKWAY II, LLC, a Tennessee limited liability company, having an undivided 37.30% interest, and 3D NASHVILLE DELL PARKWAY, LLC, a Tennessee limited liability company, having an undivided 43.78% interest, all as tenants in common (collectively, "Grantor"), and S&C HOLDINGS GP, a Tennessee general partnership ("Grantee").

WITNESSETH:

For and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, as tenants in common in the respective percentages set forth above, the following described real estate, commonly known as 2 Dell Parkway, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging, or in any wise appertaining unto the Grantee, its/his successors and assigns in fee simple forever.

But this is a Special Warranty Deed and Grantor hereby only covenants to the Grantee that Grantor is seized and possessed of the real estate herein conveyed, has a right to convey said real estate and will forever warrant and defend the title conveyed herein against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. This conveyance is made subject to: acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates, real estate taxes and special assessments which are not yet due and payable as of the date hereof, and those matters set forth on Exhibit "B" attached hereto and made a part hereof.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[signatures continue on next page]

BILL GARRETT, Davidson County
Trans:T20140052304 DEEDWARRSP
Recvd: 07/21/14 10:31 8 pgs
Fees:43.00 Taxes:46990.00
20140721-0064354

WITNESS the signatures of the Grantor the day and year first above written.

NASHVILLE DELL PARKWAY LIMITED, LLC, an Illinois limited liability company

By:_____
John E. Shaffer, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, Alina D. Zaj the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John E. Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Manager of Nashville Dell Parkway Limited, LLC, an Illinois limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Chicago, Illinois, this the 16th day of July, 2014.

OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/29/15

_____
NOTARY PUBLIC Alina D. Zaj
Printed Name:_____
My Commission Expires: 8/29/15

JES NASHVILLE DELL PARKWAY II, LLC, a Tennessee limited liability company

By:_____
John E. Shaffer, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, Alina D. Zaj the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John E. Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of JES NASHVILLE DELL PARKWAY II, LLC, an Illinois limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Chicago, Illinois, this the 16th day of July, 2014.

_____
NOTARY PUBLIC Alina D. Zaj
Printed Name:_____
My Commission Expires: 8/29/15

OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/29/15

3D NASHVILLE DELL PARKWAY, LLC, a Tennessee limited liability company

By:_____
John E. Shaffer, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, Alina D. Zaj the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John E. Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of 3D NASHVILLE DELL PARKWAY, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Chicago, Illinois, this the 16th day of July, 2014.

_____
NOTARY PUBLIC Alina D. Zaj
Printed Name:_____
My Commission Expires: 8/29/15

OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/29/15

State Tax.....$ .00
Register's Fee.....$ .00
Recording Fee..... 0.00

Total.....$ 0.00

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 $12,700,000.00, 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 16th day of July, 2014.

_____
Notary Public

My Commission expires:

_____

OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/29/15

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 $12,700,000.00, 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 15th day of July, 2014.

Heather Ann Smith
Notary Public

My Commission expires:

5/8/2017

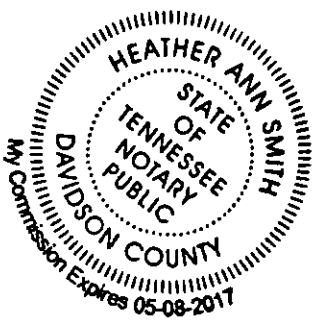


Exhibit "A"

Tract No. I

A tract of land in the 27th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being located south of Murfreesboro Road between McGavock Pike and Donelson Pike and being more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27879.00, last revised July 29, 2010, as follows:

Beginning at an iron pin new with GS&P cap marking the point in intersection of the southerly right-of-way line of Murfreesboro Road and the return radius of the westerly right of way of Dell Parkway (Public Road-recorded at Instrument Number 20001122-0115449 Register's Office for Davidson County, Tennessee), and being located North 58 degrees 33 minutes 04 seconds West 1264.13 feet from a concrete right of way marker at the point of intersection of Murfreesboro Road and Donelson Pike and being the northerly end of the northwest return curve at said intersection; thence with the westerly right-of-way line of Dell Parkway the following five (5) calls and distances:

1. With said return curve to the right having a radius of 25.00 feet, a central angle of 29 degrees 06 minutes 00 seconds, for an arc length of 12.70 feet to an iron pin new with GS&P cap on the northwesterly right-of-way line of Dell Parkway; said curve having a chord bearing and distance of South 15 degrees 16 minutes 49 seconds West, 12.56 feet;

2. South 28 degrees 10 minutes 47 seconds West, 237.03 feet to an iron pin new with GS&P cap;

3. With a curve to the right having a radius of 1080 feet, a central angle of 25 degrees 17 minutes 09 seconds, for an arc length of 476.63 feet; said curve having a chord bearing and distance of South 40 degrees 49 minutes 22 seconds West, 472.77 feet to an iron pin new with GS&P cap;

4. South 53 degrees 27 minutes 57 seconds West, 55.76 feet to an iron pin new with GS&P cap;

5. With a curve to the left having a radius of 800.00 feet, a central angle of 31 degrees 19 minutes 56 seconds, for an arc length of 437.48 feet; said curve having a chord bearing and distance of South 37 degrees 47 minutes 59 seconds West, 432.05 feet to an iron pin new with GS&P cap, corner with the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County Quit Claim Deed Instrument 19991217-0304413;

Thence with the line of Industrial Development Board of the Metropolitan Government of Nashville and Davidson County Quit Claim Deed Instrument 19991217-0304413 the following two (2) calls and distances:

1. North 67 degrees 51 minutes 53 seconds West, 314.66 feet to an iron pin new with GS&P cap;

2. South 29 degrees 37 minutes 56 seconds West, 58.46 feet to an iron pin new with GS&P cap, corner with Metropolitan Government of Nashville Tennessee Quit Claim Deed Book 10831 Page 67;

Thence with the Metropolitan Government of Nashville Tennessee Quit Claim Deed Book 10831 Page 67 the following four (4) calls and distances:

1. North 71 degrees 18 minutes 39 seconds West 86.73 feet to an iron pin new with GS&P cap;

2. With a curve to the right having a radius of 125.00 feet, a central angle of 90 degrees 00 minutes 07 seconds, for an arc length of 196.35 feet; said curve having a chord bearing and distance of North 26 degrees 18 minutes 36 seconds West, 176.78 feet to an iron pin new with GS&P cap;

3. North 18 degrees 41 minutes 21 seconds East, 189.07 feet to an iron pin new with GS&P cap;

4. North 71 degrees 13 minutes 22 seconds West, 463.22 feet to an iron pin new with GS&P cap in the easterly property line of the Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee;

Thence with said easterly line, North 18 degrees 40 minutes 18 seconds East, 1097.97 feet to a concrete monument existing in the southerly right-of-way line of Murfreesboro Road, said monument being the northeasterly corner of Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee, and a northwesterly corner of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property, of record as Instrument No. 200002010010588, said Register's Office;

Thence with the following six (6) calls and distances with the southerly right-of-way line of Murfreesboro Road (right of way varies-Public Road):

1. South 63 degrees 22 minutes 55 seconds East, 81.16 feet to an iron pin new with GS&P cap;
2. South 55 degrees 27 minutes 12 seconds East, 50.35 feet to an iron pin new with GS&P cap;
3. South 62 degrees 15 minutes 39 seconds East, 350.00 feet to an existing concrete right-of way marker;
4. North 28 degrees 57 minutes 27 seconds East, 5.67 feet to an existing concrete right-of way marker;
5. South 62 degrees 13 minutes 40 seconds East, 691.82 feet to an existing concrete right-of way marker;
6. South 58 degrees 36 minutes 12 seconds East, 237.64 feet to the Point of Beginning and containing 1,426,695 square feet or 32.72 acres, more or less.

Tract No. II:
Exclusive Easement appurtenant to Tract No. I for vehicular and pedestrian ingress and egress, parking and driveway purposes as granted in the Easement Agreement for Driveway and Parking Improvements, of record as Instrument No. 20010221-0016278, said Register's Office, more particularly described according to the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised July 29, 2010, on, over and across the following property:

Point of Beginning at a point located in the easterly property line of the Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492 and in the westerly property line of property conveyed to the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 200002010010588, said Register's Office for Davidson County, Tennessee said point being located South 18 degrees 40 minutes 18 seconds West 283.38 feet from an existing concrete right of way marker in the southerly right-of-way of Murfreesboro Road (A Public Road), said monument being the northeasterly corner of Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property, of record as Instrument No. 200002010010588, said Register's Office;

Thence with the line of the Metropolitan Nashville Airport Authority property and the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County property South 18 degrees 40 minutes 18 seconds West 1116.35 feet;

Thence leaving the line of the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County property across the Metropolitan Nashville Airport Authority property the following three (3) calls and distances:

1. North 71 degrees 19 minutes 42 seconds West, 40.00 feet
2. North 18 degrees 40 minutes 18 seconds East, 1116.35 feet;

3. South 71 degrees 19 minutes 42 seconds East 40.00 feet to the Point of Beginning and containing 44,654 square feet or 1.03 acres, more or less.

Being the same property conveyed to the Grantors by Deed of record as Instrument No. 20140505-0038173, Deed of record as Instrument No. 20140505-0038177, and Deed of record as Instrument No. 20140505-0038178 Register of Deeds for Davidson County.

Exhibit B

1. Right-of-way Agreement of record in Book 4340, page 146, Register's Office for Davidson County, Tennessee; and shown on the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised July 29, 2010.

2. Dedication of Easement for Water Mains and appurtenances, of record in Instrument No. 200105030045662, Register's Office for Davidson County, Tennessee; and shown on the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised May 21, 2014.

3. Dedication of Easement for Water mains and appurtenances, of record in Instrument No. 200105030045664, Register's Office for Davidson County, Tennessee; and shown on the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised May 21, 2014.

4. Matters shown on the survey map portion of the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised May 21, 2014 (but specifically excluding any matters reflected in the surveyor's notes and other portions of such survey, except such survey map portion).