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THIS INSTRUMENT PREPARED BY:
McGuireWoods LLP
1230 Peachtree Street, Suite 2100
Atlanta, Georgia 30309

SPECIALWARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Taymax Crossgate, LLC 95 Gage Road Bedford, NH 03110	Taymax Crossgate, LLC 95 Gage Road Bedford, NH 03110	Map 135, Parcel 072.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **U.S. RETAIL INCOME FUND VI, LIMITED PARTNERSHIP,** a Delaware limited partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **TAYMAX CROSSGATE, LLC**, a Tennessee limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property")

BEING THE SAME property conveyed to Grantor by deed of record in Book 11595, Page 165 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as Crossgate Village Shopping Center, Nashville, Tennessee located at 2361 Murfreesboro Pike, Nashville, Tennessee 30152.

Said property is conveyed subject to all easements, covenants, conditions and restrictions and other agreements of record insofar as they may lawfully affect the Property and to matters which would be disclosed by a recent and accurate survey of the Property.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 22nd day of September, 2014.

U.S. RETAIL INCOME FUND VI, LIMITED PARTNERSHIP, a Delaware limited partnership

By: BVT Institutional Investments, Inc., general partner

By: _____
Name: Chad J. Bozza
Title: Vice President

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,470,434.77.

_____
Affiant

Sworn to and subscribed before me this 17th day of September, 2014.

_____
Notary Public

My Commission Expires:

May 20, 2018

MARISA K TOLEN
NOTARY PUBLIC
CLAYTON CO., GEORGIA
MY COMMISSION EXPIRES
MAY 20 2018

STATE OF GEORGIA)

COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Chad J. Bozza, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of BVT Institutional Investments, Inc., which is the general partner of U.S. Retail Income Fund VI, Limited Partnership, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 17th day of September, 2014.

Marisa K. Tolen (SEAL)
Notary Public



My Commission Expires:

May 20, 2018

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot One on the Final Plat of Commercial P.U.D. No. 117-85-P, Crossgate Village, as of record in Plat Book 9700, page 410, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly property line of the property of Johnny J. Baskin, as of record in Deed Book 5335, page 898, at the Register's Office for Davidson County, Tennessee and the westerly right-of-way line of Murfreesboro Road, width varies;

thence with the westerly right-of-way line of Murfreesboro Road South 17 degrees 44 minutes 25 seconds East, 510.28 feet to an iron rod set at a corner common with the property of Crossgate Associates, L.P., as of record in Deed Book 10448, page 388, at the Register's Office for Davidson County, Tennessee, also being Lot Two on said Final Plat of Commercial P.U.D. No. 117-85-P Crossgate Village;

thence leaving the westerly right-of-way line of Murfreesboro Road with the northerly property line of Crossgate Associates, L.P. South 72 degrees 15 minutes 25 seconds West, 219.27 feet to an iron rod set;

thence with the westerly property line of Crossgate Associates, L.P. South 08 degrees 33 minutes 10 seconds West, 193.57 feet to an iron rod set;

thence with the southerly property line of Crossgate Associates, L.P. South 81 degrees 26 minutes 50 seconds East, 128.24 feet to an iron rod set;

thence along a curve to the left, with an arc length of 57.28 feet, the radius of which is 35.00 feet, the central angle of which is 93 degrees 45 minutes 51 seconds, the chord of which is North 51 degrees 40 minutes 15 seconds East, 51.10 feet to an iron rod set in the westerly right-of-way line of Shumate Lane, 54 feet in width;

thence with the westerly right-of-way line of Shumate Lane South 04 degrees 47 minutes 19 seconds West, 98.71 feet to an existing iron rod at a corner common with the property of Nina Louise W. Trammel, as of record in Deed Book 1278, page 322, at the Register's Office for Davidson County, Tennessee;

thence leaving the westerly right-of-way line of Shumate Lane with the northerly property line of Nina Louise W. Trammel North 81 degrees 26 minutes 50 seconds West, 491.37 feet to an existing iron rod;

thence North 80 degrees 15 minutes 05 seconds West, 381.71 feet to an existing iron rod at a corner common with the property of Tennessee Funeral Directors Association, Inc., as of record in Deed Book 10718, page 14, at the Register's Office for Davidson County, Tennessee;

thence with the northerly property line of Tennessee Funeral Directors Association, Inc. North 51 degrees 59 minutes 59 seconds West, 31.71 feet to an existing iron rod;

thence North 82 degrees 22 minutes 16 seconds West, 89.09 feet to an existing iron rod;

thence South 61 degrees 00 minutes 48 seconds West, 71.26 feet to an existing iron rod;

thence South 63 degrees 44 minutes 24 seconds West, 136.75 feet to an existing iron rod;

thence South 83 degrees 19 minutes 55 seconds West, 23.25 feet to an existing iron rod;

thence North 83 degrees 35 minutes 23 seconds West, 28.29 feet to an existing iron rod;

thence North 69 degrees 31 minutes 17 seconds West, 31.10 feet to an existing iron rod in the easterly right-of-way line of Una Antioch Pike, width varies;

thence with the easterly right-of-way line of Una Antioch Pike North 44 degrees 53 minutes 55 seconds East, 407.96 feet to an existing iron rod;

thence along a curve to the left, with an arc length of 550.52 feet, the radius of which is 1310.08 feet, the central angle of which is 24 degrees 04 minutes 36 seconds, the chord of which is North 32 degrees 51 minutes 37 seconds East, 546.48 feet to an iron rod set in the southerly property line of the property of Nashboro Center, L.P., as of record in Deed Book 9197, page 77, at the Register's Office for Davidson County, Tennessee, also being Lot One on the Final Plat of the Resubdivision of Lots 3 and 4 Nashboro Center, as of record in Plat Book 7900, page 32, at the Register's Office for Davidson County, Tennessee;

thence leaving the easterly right-of-way line of Una Antioch Pike with the southerly property line of Nashboro Center, L.P. and the southerly property line of said Johnny J. Baskin South 89 degrees 39 minutes 56 seconds East, 579.70 feet to the point of beginning, containing 646,416 square feet (14.840 acres more or less), as surveyed by R. Scott Cherry, Tennessee Registered Surveyor No. 1512, of Cherry Land Surveying, dated December 22, 1998, last revised June 4, 1999.