BILL GARRETT, Davidson County
Trans:T20140092309 DEEDWARRSP
Recvd: 12/10/14 10:40 5 pgs
Fees:28.00 Taxes:39689.93
20141210-0113022

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THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (SMM)
100 Peabody Place, Suite 900
Memphis, TN 38103

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS: That **Airways Park, LLC**, a Tennessee limited liability company ("Grantor"), whose post office address is c/o In-Rel Properties, Inc., 2328 10th Avenue North, Suite 401, Lake Worth, Florida, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold, and hereby transfers and conveys, unto **IR-Airways Plaza LLC**, a Delaware limited liability company ("Grantee"), whose post office address is c/o Mount Kellett Capital Management, LP, 280 Park Avenue, 4th Floor East, New York, New York 10017, that certain real property located in Shelby County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (the "Property").

BEING THE SAME property conveyed to Grantor by (1) Special Warranty Deed from 485 Properties, LLC, a Delaware limited liability company, of record at Instrument No. 200607060080556 and (2) Quitclaim Deed from 485 Properties, LLC, a Delaware limited liability company, of record at Instrument No. 200607060080557, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1281 Murfreesboro Pike, Nashville, Tennessee and 1283 Murfreesboro Pike, Nashville, Tennessee.

The Property is conveyed and accepted subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with the rights of ways, easement rights, appurtenances, hereditaments, estate, title, and interest thereto belonging or in anywise appertaining, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns, in fee simple forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

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

Signature on the following page.

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 3 day of December, 2014.

GRANTOR:

AIRWAYS PARK, LLC,
a Tennessee limited liability company

By: _____
Name: Charles Stein
Title: Secretary | Treasurer

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Charles Stein, 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 Secretary | Treasurer of Airways Park, LLC, a Tennessee limited liability company, and is authorized by said company to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 10th day of November, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

COLLEEN KAY MAGUIRE
Notary Public - State of Florida
My Comm. Expires Mar 8, 2016
Commission # EE 161984

STATE OF Florida)

COUNTY OF Palm Beach)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 10,727,008.00.

Affiant

Sworn to and subscribed before me this 19th day of November, 2014.

Notary Public

My Commission Expires:

March 8, 2016

COLLEEN KAY MAGUIRE
Notary Public - State of Florida
My Comm. Expires Mar 8, 2016
Commission # EE 161984

Address of New Owner:
c/o Morning Calm Management, LLC
1641 Worthington Road, Suite 140
West Palm Beach, FL 33409

Send Tax Bills To:
c/o Morning Calm Management, LLC
1641 Worthington Road, Suite 140
West Palm Beach, FL 33409

Map/Parcel Number: Map 120, Parcels 49, 148 and 155

Airways plaza

EXHIBIT A

TRACT I & II:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF MCGAVOCK PIKE (60 FOOT R.O.W.) THAT IS SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 129.32 FEET FROM THE SOUTHERLY AND OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF MCGAVOCK PIKE AND MURFREESBORO PIKE, U.S. HIGHWAY 41 (R.O.W. VARIES); SAID IRON PIN ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND DEEDED TO JAMES ALVIN CROSSMAN AS OF RECORD IN DEED BOOK 7769, PAGE 788, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE, SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 278.83 FEET TO AN IRON PIN; THENCE WITH A 924.93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.48 FEET TO A 5/8" REBAR; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 25 MINUTES 52 SECONDS WEST 120.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 72 DEGREES 36 MINUTES 49 SECONDS WEST 541.02 FEET TO A WITNESS MAGNAIL (LOCATED NORTH 19 DEGREES 20 MINUTES 00 SECONDS WEST OF TRUE CORNER) WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (120 FOOT R.O.W.), NORTH 18 DEGREES 00 MINUTES 45 SECONDS EAST 80.54 FEET; THENCE CONTINUING ALONG SAID C.S.X RAILROAD RIGHT-OF-WAY, NORTH 18 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 577.81 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE; THENCE SOUTHEASTWARDLY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, HAVING A 4093.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 373.65 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 54 MINUTES 36 SECONDS EAST 373.52 FEET; THENCE WITH AN OFF-SET IN SAID RIGHT-OF-WAY LINE, NORTH 29 DEGREES 34 MINUTES 38 SECONDS EAST 19.25 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT; THENCE SOUTHEASTWARDLY WITH SAID RIGHT- OF-WAY LINE, HAVING A 4073.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.75 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY PROPERTY CORNER OF THE JAMES ALVIN CROSSMAN TRACT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 33 MINUTES 56 SECONDS EAST 30.75 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, WITH THE WESTERLY PROPERTY LINE OF THE JAMES ALVIN CROSSMAN TRACT, SOUTH 17 DEGREES 27 MINUTES 44 SECONDS WEST 149.72 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY PROPERTY CORNER OF THE CROSSMAN TRACT; THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE CROSSMAN TRACT, SOUTH 61 DEGREES 51 MINUTES 54 SECONDS EAST 150.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Real property taxes and assessments for the year 2014 and subsequent years.

2. All easements, encumbrances, covenants, and restrictions of record.

3. All matters that would be disclosed by an accurate survey or physical inspection of such property.

4. Rights of tenants under unrecorded leases or rental agreements.

5. Inchoate mechanic's liens and similar liens for labor, materials, or supplies provided to such property that are not past due, but excluding mechanic's liens relating to work under contract with, or performed at the discretion of, Grantor (other than work for which Grantee assumes responsibility).

6. Zoning, building codes, and other land use laws affecting such property.