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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#987440

Prepared by:

James L. Purcell, Jr., Esq.
Akerman Senterfitt
50 North Laura Street, Suite 2500
Jacksonville, FL 32202

After recording return to:

Heidi Shanahan
First American Title Insurance Company
7370 College Parkway, Suite 104
Ft. Myers, Florida 33907



Parcel ID #: 2030-16-0021

SPECIAL WARRANTY DEED

Effective November 16, 2007, SunTrust Bank, a Georgia banking corporation, whose address is 303 Peachtree Center Avenue, 6th Floor, Suite 670, Atlanta, Georgia 30303 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by ST Florida Portfolio LLC, a Delaware limited liability company, whose address is 303 Peachtree Center Avenue, 6th Floor, Suite 670, Atlanta, Georgia 30303 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Sarasota County, Florida and legally described in Schedule A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the Official Public records of Sarasota County, Florida, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

THIS DEED IS EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAXES UNDER THE CASE OF *CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE*, NO. SC03-2063 (FLA. MAY 19, 2005), IN THAT THE PROPERTY IS UNENCUMBERED, AND IS BEING TRANSFERRED WITHOUT CONSIDERATION FROM THE GRANTOR TO A WHOLLY OWNED SUBSIDIARY, AS THE GRANTEE.

Portfolio 1, Pool 6
Sarasota County
FL00175

Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Notwithstanding anything to the contrary herein, the Real Property does not include, and Grantor hereby retains and reserves, and does not convey to Grantee the following (collectively, the "Excluded Items") whether or not any such item constitutes real property or an interest in real property under applicable law: all trade fixtures, equipment, furniture, furnishings, supplies, records, documents, cash, coin, and other items of moveable personal property relating to the operation of Grantor's business, including, without limitation, all safe deposit boxes, modular vaults, vault doors, safes, Grantor identification signage, automated teller machines ("ATM") connected to or located within the improvements or situated as freestanding structures on any Real Property, and ATM equipment, telecommunication equipment, security systems and equipment, satellite dishes and antennas, computers, computer terminals and computer equipment, and any office equipment (whether leased or owned) located in the Improvements. "Excluded Items" does not include, and Grantor by this Deed conveys to Grantee, all heating, ventilation and air conditioning systems, elevators, plumbing and plumbing fixtures, and other mechanical and electrical equipment or fixtures which are necessary for the proper functioning of a building (as opposed to equipment and fixtures which serve the business conducted all the improvements, including branch banks or banking offices).

This Deed may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witnesses:

Signed, sealed and delivered in the presence of:

SunTrust Bank,
a Georgia corporation

By: *Douglas K. Sinclair*
Douglas K. Sinclair
Senior Vice President

James K. Culton
Print Name: James K. Culton

Susan Boyle
Print Name: Susan Boyle

STATE OF Georgia
COUNTY OF Kulton

The foregoing instrument was acknowledged before me this 14th day of November, 2007, by Douglas K. Sinclair, the Senior Vice President of SunTrust Bank, on behalf of the corporation. He or she is personally known to me or has produced a driver's license as identification.

Glenda Rochester
Print Name: Glenda Rochester
Notary Public, State and County aforesaid
My Commission Expires August 7th 2011

[NOTARIAL SEAL]

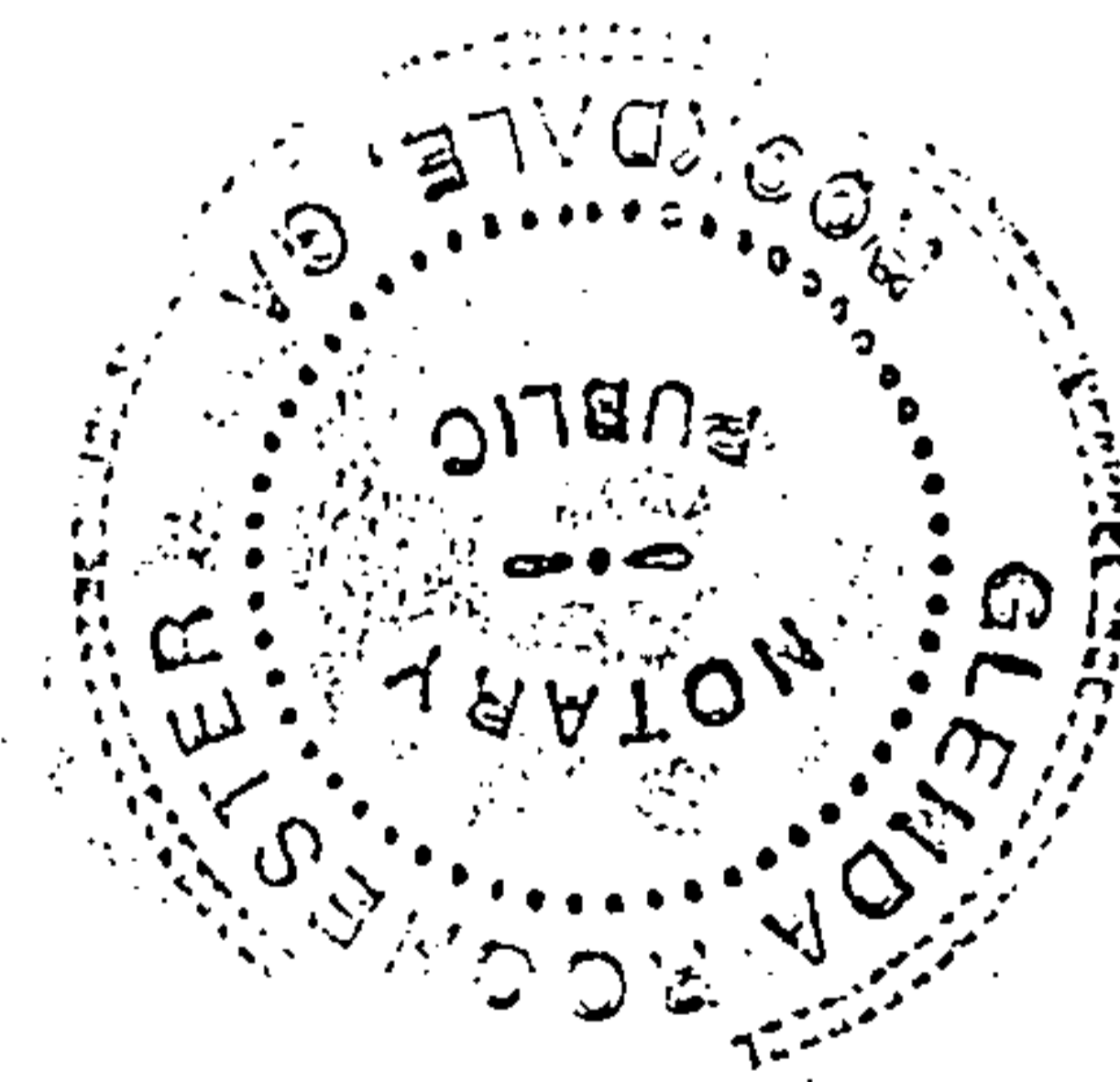


EXHIBIT "A"

Property

Real property in the City of Sarasota, County of Sarasota, State of Florida, described as follows:

Begin at the intersection of the Westerly Right-of-Way line of Oriente Road, (100' R/W), and the Northerly Right-of-Way line of Fruitville Road, (100' R/W); thence South 89°59'13" West, along said R/W line of Fruitville Road, 271.0 feet; thence North 00°00'59" East, parallel to the Westerly R/W line of Oriente Road, 250.0 feet; thence North 89°59'13" East, parallel to said Northerly R/W line of Fruitville Road, 271.0 feet to the Westerly R/W line of Oriente Road; thence South 00°00'59" West, along said R/W line of Oriente Road, 250.00 feet to the Point of Beginning.

Lying and being in the NE 1/4 of Section 21, Township 36 South, Range 18 East, Sarasota County, Florida.

Less and Except:

Right of Way

That portion of Block N of a Subdivision of the Northeast 1/4 of Section 21, Township 36 South, Range 18 East, as per plat thereof recorded in Plat Book 4, Page 29, Public Records of Sarasota County, Florida, aforesaid plat superseding and vacating the plat of Villa Serena.

Being described as follows:

Commence on the survey line of State Road 780 at a railroad spike at the Southeast corner of the Northeast 1/4 of Section 21, Township 36 South, Range 18 East, said corner being South 0°18'19" West 2706.15 feet of a railroad spike at the Northeast corner of said Section 21; thence North 89°42'41" West 310.79 feet along said survey line; thence North 0°08'06" West 50.00 feet to a point of beginning; thence South 89°42'41" East 271.16 feet; thence North 0°17'19" East 250.00 feet; thence North 89°42'52" West 5.50 feet; thence South 0°17'19" West 120.00 feet; thence North 89°42'41" West 2.50 feet; thence South 0°17'19" West 81.52 feet; thence South 45°16'53" West 55.83 feet; thence North 89°42'41" West 223.76 feet; thence South 0°08'06" East 9.00 feet to the point of beginning.

Less existing rights of way.

Containing 4,848 square feet, more or less.