Davidson County DEEDWARR
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Fees:48.00 Taxes:69190.00
20060206-0014702

SPECIAL WARRANTY DEED
(Bellevue Ridge)

FROM: Belle Valley, Ltd., a Tennessee limited partnership, Grantor

TO: The parties listed on Schedule 1, attached hereto

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, TN 37205

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map No. 140-0 Parcel No. 167
c/o Mission Bellevue Ridge LLC 410 Pine Street SE, Suite 100 Vienna, Virginia 22180	Same	

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ FAIRFAX)

The actual consideration or value, whichever is greater, for this transfer is Eighteen Million Seven Hundred Thousand and No/100 Dollars ($18,700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of January, 2006.

Notary Public

My Commission Expires: 12/31/07

FOR AND IN CONSIDERATION OF the sum of Eighteen Million Seven Hundred Thousand and No/100 Dollars ($18,700,000.00), the receipt and sufficiency of which are hereby acknowledged, Belle Valley, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the parties listed on Schedule 1 attached hereto, as tenants-in-common (collectively, the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 100 Belle Valley Drive, Nashville, TN 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 30th day of January, 2006.

BELLE VALLEY, LTD., a Tennessee limited partnership

By: _____
Philip C. Dotts,
one of two general partners

By: _____
Frederic A. Scarola,
one of two general partners

STATE OF Alabama)
COUNTY OF Madison)

Before me, Angela M. Porter, a Notary Public of said County and State, personally appeared Philip C. Dotts, 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 general partner (or other officer authorized to execute the instrument) of BELLE VALLEY, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at Office, this 18th day of January, 2006.

_____
Notary Public

My Commission Expires: 6/15/2009

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Rachel L Bruce, a Notary Public of said County and State, personally appeared Frederic A. Scarola, 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 general partner (or other officer authorized to execute the instrument) of BELLE VALLEY, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at Office, this 17th day of January, 2006.

Rachel L Bruce
Notary Public

My Commission Expires:

RACHEL L. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in the Twenty-Third Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Belle Valley, Ltd., of record in Deed Book 6430, page 732 at the Register's Office for Davidson County, Tennessee, and being bound on the north by the properties of Frank D Williams, Et ux, of record in Book 3952, page 271 and Barry Zeitlin, Tr. of record in Book 6470, page 230, on the east by the westerly right-of-way of Old Hickory Boulevard, (SR. 251) and the properties of J & W Properties, of record in Book 7397, page 587, Peter Wallace Pullen, of record in Book 3764, page 171, Bernard M. Landau, of record in Book 10105, page 691, Cosmic, L.L.C., of record at Instr. No. 199912280306975, William C. Slaughter, of record in Book 9748, page 290, and the Hindu Cultural Center of Tennessee, of record in Book 10654, page 630, on the south by the properties of the Hindu Cultural Center of Tennessee, of record in Book 5908, page 64, and the northerly line of Williamsport Subdivision, Section 2, of record in Plat Book 9700, page 705, on the west by Cedar Forest, First Revision, Open Space, of record in Plat Book 6900, Page 383, and the properties of Troy Buttrey, Et ux, of record in Book 1432, page 558, Thomas & Associates, of record in Book 9108, page 303, and Wawa Delaware Corporation, of record in Book 10158, page 525, and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of-way line of Old Hickory Boulevard, (S.R. 251), said pin being the southeasterly corner of the Barry Zeitlin, Tr. property;

Thence, with said right-of-way line, S 08 deg 14' 58" E, 376.29' to an iron pin set at the northeasterly corner of the J & W Properties property;

Thence, with the westerly line of said J & W Properties property, S 34 deg 22' 03" W, 75.42' to a 30" Hackberry tree;

Thence, S 34 deg 17' 39" W, 47.04' to an iron pin set;

Thence, S 16 deg 57' 50" W 298.38' to an iron pin set, being a corner in the westerly line of the Peter Wallace Pullen, Et ux, property;

Thence S23 deg 26' 49" W, 351.68' to an iron pin found in the westerly line of the Cosmic, L.L.C., property;

Thence S25 deg 40' 56" W, 101.50' to an iron pin found;

Thence S22 deg 23' 03" W, 102.72' to an iron pin found;

Thence S24 deg 07' 40" W, 180.63' to an iron pin found, being a corner in the westerly line of the Cosmic, LL.C., property;

Thence S 27 deg 55' 07" W, 220.53' to an iron pin found, being the southwesterly corner of the Hindu Cultural Center of Tennessee of record in Book 10654, page 630, and being in the northerly line of the Hindu Cultural Center of Tennessee, of record in Book 5908, page 64;

Thence N 84 deg 22' 41" W, 411.75' to an iron pin found, being the northwesterly corner of said Hindu Cultural Center property;

Thence S 27 deg 14' 02" W, 191.71' to an iron pin found, being the northeasterly corner of the Williamsport Subdivision, Section 2;

Thence with the northerly line of said subdivision, S 89 deg 57' 25" W, 825.84' to an iron pin found, being a corner in the easterly line of Cedar Forest, First Revision;

Thence N 05 deg 37' 57" E, 254.24' to an iron pin found, being the northeasterly corner of said Cedar Forest, First Revision and the southeasterly corner of the Troy Buttrey, Et ux, property;

Thence, with the easterly line of said Buttrey property, N 03 deg 52' 10" E, 844.08' to an pin found, being the southwesterly corner of the Thomas & Associates property;

Thence S 80 deg 32' 48" E, 264.53' to an iron pin found, being the southeasterly corner of said Thomas & Associates property;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

Thence N 05 deg 22' 34" E, 437.42' to an iron pin set at the southeasterly corner of the Wares Delaware Corporation property;

Thence with said Wares Delaware Corporation's southerly line, S73 deg 06' 31" E, 211.27' to an iron pin set; Thence, S69 deg. 23' 33" E, 100.50' to an iron pin set;

Thence S 64 deg 54' 22" E, 128.27' to an iron pin set;

Thence S 72 deg 14' 41" E, 211.51' to an iron pin found, being the southwesterly corner of said Wares Delaware Corporation property;

Thence, N 28 deg 46' 44" E, 731.18' to an iron pin found, being the southwesterly corner of the Frank D. Williams, Et ux property;

Thence S 86 deg 24' 34" E, 284.80' to an iron pin found, being the northwesterly corner of the Barry Zeitlin, Tr. property;

Thence S 07 deg 01' 33" E, 170.64' to an iron pin found;

Thence, N 81 deg 40' 15" E, 170.00' to the POINT OF BEGINNING and containing 2,260,340 square feet or 51.890 acres, more or less.

Being part of the same property conveyed to BELLE VALLEY LTD., A TENNESSEE LIMITED PARTNERSHIP, by deed of record in Book 6430, page 732, said Register's Office.

This legal description was taken from a survey prepared by Kevin A. Edmondson, RLS No. 1515, of Hart, Freeland Roberts, Inc., 7101 Executive Center Drive, Suite 300, Brentwood, TN 37027.

Schedule 1

Party	Percentage
Mission Bellevue Ridge, LLC	1.000000%
Mission Bellevue Ridge 1, LLC	2.307692%
Mission Bellevue Ridge 2, LLC	3.000000%
Mission Bellevue Ridge 3, LLC	5.384615%
Mission Bellevue Ridge 4, LLC	3.846154%
Mission Bellevue Ridge 5, LLC	3.769231%
Mission Bellevue Ridge 6, LLC	2.307692%
Mission Bellevue Ridge 7, LLC	3.076923%
Mission Bellevue Ridge 8, LLC	1.923077%
Mission Bellevue Ridge 9, LLC	1.923077%
Mission Bellevue Ridge 10, LLC	2.430469%
Mission Bellevue Ridge 11, LLC	4.000000%
Mission Bellevue Ridge 12, LLC	3.276923%
Mission Bellevue Ridge 13, LLC	3.538462%
Mission Bellevue Ridge 14, LLC	3.869232%
Mission Bellevue Ridge 15, LLC	3.000000%
Mission Bellevue Ridge 16, LLC	4.461538%
Mission Bellevue Ridge 17, LLC	3.269231%
Mission Bellevue Ridge 18, LLC	3.269231%
Mission Bellevue Ridge 19, LLC	3.723077%
Mission Bellevue Ridge 20, LLC	4.500000%
Mission Bellevue Ridge 21, LLC	3.076923%
Mission Bellevue Ridge 22, LLC	3.384615%
Mission Bellevue Ridge 23, LLC	3.446154%
Mission Bellevue Ridge 24, LLC	4.461538%
Mission Bellevue Ridge 25, LLC	2.676923%
Mission Bellevue Ridge 26, LLC	3.076923%
Mission Bellevue Ridge 27, LLC	3.000000%
Mission Bellevue Ridge 28, LLC	3.000000%
Mission Bellevue Ridge 29, LLC	6.000000%

EXHIBIT B

ENCUMBRANCES

1. Lien of 2006 State, County, School and other Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.