Davidson County DEEDWARR
Recvd: 02/28/06 13:55 8 pgs
Fees:43.00 Taxes:9795.75

20060228-0023019

SPECIAL WARRANTY DEED
(Priest Lake)

FROM: Mission Nashville, LLC, a Delaware limited liability company, Grantor

TO: The parties listed on Schedule 1, attached hereto

This instrument was prepared by:

Jeffrey J. Renzulli
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
McLean, Virginia 22102

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number:
c/o Mission Nashville, LLC 410 Pine Street SE, Suite 100 Vienna, Virginia 22180	Same	109/12, 109/8 and 109/223

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

The actual consideration or value, whichever is greater, for this transfer is Two Million Six Hundred Forty-seven Thousand Five Hundred and No/100 Dollars ($2,647,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of February, 2006.

COREY GIBSON COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Notary Public

My Commission Expires: July 31, 2009

COREY GIBSON
Notary Public
Commonwealth of Virginia
My Commission Exps. July 31, 2009

FOR AND IN CONSIDERATION OF the sum of Two Million Six Hundred Forty-seven Thousand Five Hundred and No/100 Dollars ($2,647,500.00), the receipt and sufficiency of which are hereby acknowledged, Mission Nashville, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the parties listed on Schedule 1 attached hereto those certain percentage interest, as tenants-in-common (collectively, the "Grantee"), their successors and assigns, in and to 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 3555 Bell Road, Nashville, TN 37214.

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 24th day of February, 2006.

MISSION NASHVILLE, LLC, a
Delaware limited liability company

By: MISSION RESIDENTIAL, LLC, a
Delaware limited liability company,
its Manager

By: FINLAY PARTNERS, LLC, a
Virginia limited liability company,
its Manager

By: _____
Christopher Finlay
its Manager

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Before me, Corey Gibson, a Notary Public of said County and State, personally appeared Christopher Finlay, 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 Finlay Partners, LLC, which entity is the Manager of Mission Residential, LLC, which entity is the Manager of Mission Nashville, LLC, and he 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, this 24th day of February, 2006.

_____
Notary Public

My Commission Expires: July 31, 2009

COREY GIBSON
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

COREY GIBSON
Notary Public
Commonwealth of Virginia
My Commission Exps. July 31, 2009

EXHIBIT A

PROPERTY DESCRIPTION

(SEE ATTACHED)

EXHIBIT A (Cont.)

Tract Two

TRACT 1

LAND in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of The Lakes Apartments, Lots 1 & 2, Lincoya Bay Drive, as shown on the plat of record in Instrument No. 20000918-0092189, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin which is the northwest corner of Phase I; thence, S 81 degrees 17' 07" E, 400.00 feet to an iron pin; thence N 85 degrees 55' 42" E, 221.96 feet to an iron pin; thence, S 82 degrees 26' 33" E, 700.00 feet to an iron pin and being the northeast corner of Phase I; thence along the common property line with the U.S. Government (J. Percy Priest Reservoir), S 11 degrees 07' 00" W, 406.53 feet to an iron pin; thence S 16 degrees 54' 35" E, 329.83 feet to an iron pin and being the southeast corner of Phase I; thence, N 82 degrees 26' 33" W, 589.80 feet to a concrete monument; thence, N 82 degrees 58' 14" W, 847.68 feet to a concrete monument and being the southwest corner of Phase I, thence N 08 degrees 02' 58" E, 517.18 feet to a concrete monument; thence, N 08 degrees 46' 59" E, 157.82 feet to the point of beginning, containing 917,757 square feet or 21.07 acres, more or less.

TOGETHER with an easement for ingress and egress and for utilities across certain adjoining property, known as Phase II, as shown on the plat of record in Instrument No. 20000918-0092189, and as set forth in Easement Agreement, dated Nov. 30, 1983, and recorded December 1, 1983, in Deed Book 6185, page 216, as amended by Easement Agreement, dated March 23, 1988 and recorded March 24, 1988, in Deed Book 7498, page 726, R.O.D.C., TN, as amended by First Amendment to Easement Agreement, dated March 31, 2000 and recorded March 31, 2000 in Instrument No. 200003310032389, and as amended by Second Amendment to Easement Agreement, dated December 4, 2002 and recorded December 4, 2002 in Instrument No. 20021204-0149457.

TRACT 2

LAND LYING THE THIRTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO LAKE PARTNERS, LLC IN INSTRUMENT 200408025-0103105, R.O.D.C. AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING IRON PIN LYING IN THE EASTERLY RIGHT OF WAY OF BELL ROAD (100' R.O.W.) AND BEING THE SOUTHWESTERLY CORNER OF THE HEREON DESCRIBED TRACT;
THENCE, ALONG THE EASTERLY RIGHT OF WAY OF SAID BELL ROAD (100'R.O.W.) THE NEXT TWO COURSES AND DISTANCES;
THENCE, NORTH 08°13'22" EAST, A DISTANCE OF 312.93 FEET TO A IRON PIN(SET);
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°04'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°15'37" EAST 35.37 FEET AND A ARC DISTANCE OF 39.30 FEET TO A IRON PIN (FOUND);

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

EXHIBIT A (Cont.)

THENCE, ALONG THE SOUTHERLY RIGHT OF WAY OF LINCOYA BAY DRIVE (50' R.O.W) THE NEXT TWO (2) COURSES AND DISTANCE:
THENCE, SOUTH 81°42'05" EAST, A DISTANCE OF 482.76 FEET TO A IRON PIN (FOUND);
THENC, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°03'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°40'27" EAST 35.37 FEET AND A ARC DISTANCE OF 39.29 FEET TO A IRON PIN (FOUND);
THENCE, ALONG THE WESTERLY RIGHT OF WAY OF LINCOYA BAY DRIVE (R.O.W. VAIRES) SOUTH 08°21'10" WEST, A DISTANCE OF 312.03 FEET TO A IRON PIN (SET);
THENCE, ALONG THE NORTHERLY LINE OF MICHAEL MEEKS OF RECORD IN DEED BOOK 8616, PAGE 753, R.O.D.C. NORTH 81°47'58" WEST, A DISTANCE OF 532.04 FEET TO THE POINT OF BEGINNNING.

CONTAINING 179,450± OR 4.12± ACRES

Being the same property conveyed to Mission Nashville, LLC,a Delaware limited liability company, by deed recorded as Instrument 20060206-0014602, Register's Office for Davidson County, Tennesee.

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.

Schedule 1

Party	Percentage
Mission Nashville 23, LLC	2.229299%
Mission Nashville 24, LLC	2.872611%
Mission Nashville 25, LLC	2.000000%
Mission Nashville 26, LLC	2.770701%
Mission Nashville 27, LLC	4.000000%
Mission Nashville 28, LLC	2.547771%
Mission Nashville 29, LLC	2.547771%
Mission Nashville 30, LLC	2.866242%
Mission Nashville 31, LLC	4.458599%
Mission Nashville 32, LLC	4.840763%
Mission Nashville 33, LLC	1.296178%
Mission Nashville 34, LLC	1.296178%