Davidson County DEEDWARR
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20060228-0023020

SPECIAL WARRANTY DEED
(Madison Square)

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	42-11/59, 42-11/86 and 42-11/87

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 600 Heritage Drive, Madison, TN 37115. (Also referred to as 510 Heritage Drive)

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

COREY GIBSON
COMMONWEALTH
OF
VIRGINIA
NOTARY PUBLIC

EXHIBIT A

PROPERTY DESCRIPTION

(SEE ATTACHED)

EXHIBIT A

Tract One

TRACT I

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 3 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the west side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin old in the northerly property line of the Metro Government Madison Library Branch property recorded in Deed Book 4843, page 733 (R.O.D.C., TN) and on the westerly right-of-way of Heritage Drive, also being the southeast corner of said Lot 3;

Thence, N 88 deg. 52' 16" W, 269.70' with said Metropolitan Government's north line to an iron pin old in the east line of the Ascension Evangelical Lutheran Church property recorded in Deed Book 8888, page 778 (R.O.D.C., TN);

Thence, with said Church's property as follows:
N 02 deg. 22' 01" W, 113.09' to an iron pin old;
N 82 deg. 29' 09" W, 40.17' to an iron pin old;
N 29 deg. 39' 46" W, 131.97' to an iron pin old;
N 83 deg. 06' 00" W, 43.26' to an iron pin old in the line of said Church's property and being the southeastern corner of Lot 5 of the William W. Gray Subdivision recorded in Plat Book 6900, page 388;

Thence, N 06 deg. 29' 23" E, 130.12' to a concrete monument old, 0.35' from an iron pin found and being the southwest corner of Lot 1 on the final plat of Heritage Village Section Two recorded in Plat Book 4460, page 160 (R.O.D.C., TN);

Thence, with the southerly line of said Lot 1, N 82 deg. 27' 01" E, 187.33' to an iron pin old in the west right-of-way of Heritage Drive;

Thence, along a curve to the left having a radius of 390.00', a delta of 37 deg. 11' 28", a chord bearing and distance of S 25 deg. 59' 20" E, 248.73', along an arc length of 253.15' to an iron old;

Thence, S 44 deg. 35' 04" E, 81.77' to an iron pin old;

Thence, along a curve to the right having a radius of 200.00', a delta of 37 deg. 16' 43", a chord bearing and distance of S 25 deg. 43' 05" E, 127.84', along an arc length of 130.13' to the POINT OF BEGINNING, containing 88,128 square feet or 2.023 acres, more or less, described according to a survey, dated April 08, 2005, prepared by Kevin A. Edmonson Tennessee No. 1515, Hart Freeland Roberts, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

TRACT II

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 1 and 2 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the north side of Old Hickory Boulevard and on the east side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin old at the radius return of the northeast corner of Heritage Drive and Old Hickory Boulevard, being the southwestern corner of said Lot 2;

Thence, with the east R.O.W. of Heritage Drive N 01 deg. 20' 54" E, 53.10' to an iron pin old;

Thence, along a curve to the left having a radius of 300.00', a delta of 45 deg. 52' 00", a chord bearing and distance of N 21 deg. 35' 06" W, 233.80' along an arc length of 240.16' to an iron pin old;

Thence, N 44 deg. 31' 06" W, 120.37' to a PK Mag-nail new;

Thence, along a curve to the right having a radius of 330.00', a delta of 67 deg. 50' 00", a chord bearing and distance of N 10 deg. 36' 06" W, 368.27', along an arc length of 390.69' to a PK Mag-nail old;

Thence, N 23 deg. 18' 54" E, 181.30' to an iron pin old;

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

EXHIBIT A (Cont.)

Thence, along a curve to the left having a radius of 825.00', a delta of 08 deg. 22' 49", a chord bearing and distance of N 19 deg. 07' 30" E, 120.56', along an arc length of 120.67' to an iron pin old and being the northwestern corner of said Lot 2 and at the southwesterly corner of the Heritage Village Condominiums recorded in D.B. 4758, Page 179 (R.O.D.C., TN);

Thence, S 83 deg. 13' 42" E, 870.08' to an iron pin old in a fence, being the northeastern corner of said Lot 2 and in the west line of Lot 9 of the Gridiron Heights recorded in Plat Book 2330, Page 37(R.O.D.C., TN);

Thence, S 07 deg. 22' 54" W, 302.68' to a concrete monument old in the north margin of Pima Road and being the southwestern corner of Lot 1 of the Resub. of Lot 10 Gridiron Heights Subdivision recorded in Plat Book 6200, Page 882 (R.O.D.C., TN);

Thence, N 85 deg. 04' 06" W, 32.00' to an iron pin old at the intersection of the west margin of Gray Avenue and the north margin of Pima Road;

Thence, S 07 deg. 09' 04" W, 636.12' to an iron pin old;

Thence, along a curve to the right having a radius of 25.00', a delta of 87 deg. 19' 57" , a chord bearing and distance of S 50 deg. 46' 25" W, 34.52', along an arc length of 38.11' to an iron pin old in the north margin of Old Hickory Boulevard;

Thence, along a curve to the left having a radius of 11,505.16', a delta of 02 deg. 40' 49" , a chord bearing and distance of N 86 deg. 56' 19" W, 538.18', along an arc length of 538.23' to an iron pin old;

Thence, along a curve to the right having a radius of 25.00', a delta of 89 deg. 37' 38", a chord bearing and distance of N 43 deg. 27' 55" W, 35.24', along an arc length of 39.11' to the POINT OF BEGINNING, containing 798,355 square feet or 18.328 acres, more or less, described according to a survey, dated April 08, 2005, prepared by Kevin A. Edmonson Tennessee No. 1515, Hart Freeland Roberts, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

Being the same property conveyed to Mission Nashville, LLC, a Delware limited liability company, by deed recorded as Instrument No. 20060206-0014601, Register's Office for Davidson County, Tennessee.

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%