Davidson County DEEDWARR
Recvd: 03/14/07 09:11 3 pgs
Fees:18.00 Taxes:1202.50
20070314-0030968

This instrument prepared by:
Robert L. Perry, Jr.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Delta Dental of Tennessee

TO:
James R. Miller and Jason P. Miller
4100 Star Point
Burtonsville, MD 20866

MAP: 70-16

PARCEL: 10

SEND TAX BILLS TO: SAME

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Delta Dental Plan of Tennessee, a Tennessee not for profit corporation, Grantor herein, has bargained and sold and by these presents do convey unto James R. Miller and Jason P. Miller, Grantees herein, their heirs and assigns, the following described property:

> Being Tract 71 of MetroCenter as shown on the plat of record in Book 9700, page 677, Register's Office for Davidson County, Tennessee (the plat) prepared by Barge Waggoner Summer and Cannon, Inc (file 11469-71)
>
> Being the same property conveyed to Grantor by deed from MetroCenter Holdings, Inc at record at Book 8321 Page 668 as corrected by the deed of record at file #20070215-0019283, Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees their heirs and assigns, forever.Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons from matters arising, by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this the 27th day of February, 2007.

DELTA DENTAL OF TENNESSEE

By: James T. Perry
Sr. Vice President & CEO

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said state and county, personally appeared JAMES T. PERRY with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Sr. Vice President and CEO of DELTA DENTAL OF TENNESSEE the within named barganior, a corporation, and that he as such Sr. Vice President and CEO being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sr. Vice President and CEO.

Witness my hand and official seal, at office in Nashville, Tennessee, this the 27th day of February, 2007.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-16-08

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

James C. Miller 3-6-07 Jason P. Miller 3-06-07
Grantee
(James R. Miller) (Jason P. Miller)

SWORN to and subscribed before me
this the 6th day of March, 2007.

NOTARY PUBLIC 03/06/2007

My commission expires: September 10, 2007

MOHAMMAD NAWAZ
Notary Public, State of Maryland
My Commission Expires Sept. 10, 2007

NOTARY PUBLIC
MONTGOMERY COUNTY MARYLAND
MOHAMMAD NAWAZ

EXHIBIT A
SPECIAL WARRANTY DEED
DELTA DENTAL OF TENNESSEE TO CMI MOULDING, INC

1. Restrictive Covenants in favor of Mat-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787; Book 7012, page 61 and made applicable in Book 7012, page 61 and Covenants are further amended by that certain Amendment and Waiver for Tract 7L of record in Book 10985 page 78 said Register's Office.

2. Restrictive Covenants in favor of MetroCenter Properties, recorded in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

3. Restrictive Covenants in favor of Arbys, Inc., recorded in Book 9382, page 56, said Register's Office.

4. Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176, said Register's Office.

5. Terms, conditions, easements, rights and liens as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 7487, page 952, as amended in Book 10602, page 499 in favor of MetroCenter Improvements Association.

6. All matters shown Plat recorded in Book 9700, page 677.

7. Taxes for 1998 have been prorated.

8. Terms, conditions, easements, rights and liens as set forth in the Master Deed in Book 5026, page 783 and the By-Laws recorded in Book 5026, page 787 as amended in Book 5035, page 967, said Register's Office.

9. Rights of others in and to the common elements.

3-6-07 3-06-07
GRANTEE INITIALS

2-27-07
GRANTOR INITIALS