When Recorded, Mail to:

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

Davidson County DEEDWARR
Recvd: 03/21/07 14:58 6 pgs
Fees:33.00 Taxes:81400.00
20070321-0034537

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 9TH day of March, 2007, by and between EQR-ARBORS VISTAS, INC., an Illinois corporation ("Grantor"), with an address of 2 North Riverside Plaza, Suite 400, Chicago, Illinois 60606, and MISSION MILL CREEK, DST, a Delaware statutory trust ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the Town of Antioch, County of Davidson, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee its heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it has lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth in Exhibit B attached hereto and that Grantor, its successors and assigns, will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

Map & Parcel # 163-305.00. The aforesaid property consists of improved real estate.

This instrument was prepared by:		Send Subsequent Tax Bills to: New Owner
John S. Santa Lucia, Esq. Neal, Gerber & Eisenberg LLP 2 North LaSalle Street Suite 2200 Chicago, Illinois 60602		Mission Mill Creek, DST 103 East 5th Street Suite 204 Austin, Texas 78701

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officer the day and year first written above.

GRANTOR:

EQR-ARBORS VISTAS, INC.,
an Illinois corporation

By: _____
Name: Matthew Wakeright
Title: Manager

STATE OF ILLINOIS

COUNTY OF COOK

I hereby certify that on this day personally appears before me, an officer duly authorized to administer oaths and take acknowledgements, Matthew Wakeright, personally known to me, who executed the foregoing Special Warranty Deed as Manager of EQR-ARBORS VISTAS, INC. and acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of March, 2007.

My Commission Expires:

"OFFICIAL SEAL"
Matthew J. Borkowski
Notary Public, State of Illinois
My Commission Expires December 6, 2010

_____
Notary Public
State of Illinois

Matthew J. Borkowski
Printed Name

NGEDOCS: 014854.0585:1393615.3

VALUE AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

The actual consideration or value, whichever is greater, for this transfer is $22,000,000.00.

AFFIANT:

EQR-ARBORS VISTAS, INC.,
an Illinois corporation

By: _____
Name: Matthew Borkowski
Title: Manager

Subscribed and sworn to before me this 9th day of March, 2007.

_____
Notary Public

My Commission Expires: 12-6-10

"OFFICIAL SEAL"
Matthew J. Borkowski
Notary Public, State of Illinois
My Commission Expires December 6, 2010

NGEDOCS: 014854.0585:1394895.1

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE, BEING PHASE I, ON THE PLAN OF SECOND REVISION, THE ARBORS OF HICKORY HOLLOW, AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR COMPLETE AND ACCURATE DESCRIPTION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTH RIGHT-OF-WAY OF BELL ROAD, 75 FEET FROM THE CENTER LINE, AT THE NORTHEAST CORNER OF LOT 1, BELL TRACE, SECTION 1, AS RECORDED IN PLAT BOOK 5210, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF BELL ROAD, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1495.33 FEET, A DISTANCE OF 21.54 FEET, TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 81° 45' 04" EAST 21.54 FEET; THENCE NORTH 82° 02' 17" EAST 731.95 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2727.00 FEET, A DISTANCE OF 417.13 FEET TO AN IRON PIN SET; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 86° 23' 00" EAST 417.13 FEET; THENCE SOUTH 89° 11' 23" EAST 181.15 FEET TO AN IRON PIN SET; THENCE WITH THE WEST BOUNDARY LINE OF THE ROBERT A. MCDOWELL PROPERTY AS RECORDED IN DEED BOOK 4034, PAGE 945, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 04° 48' 05" WEST 319.77 FEET TO AN EXISTING RAILROAD SPIKE IN CONCRETE; THENCE SOUTH 83° 22' 27" EAST 40.00 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE WITH THE ROBERT A. MCDOWELL PROPERTY AND THE WEST BOUNDARY LINE OF THE SUTTON PLACE ASSOCIATES PROPERTY AS RECORDED IN DEED BOOK 5456, PAGE 691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WITH A FENCE SOUTH 06° 37' 33" WEST 150.00 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE WITH THE SUTTON PLACE ASSOCIATES PROPERTY, SOUTH 33° 54' 20" EAST, 126.05 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE WITH THE SUTTON PLACE ASSOCIATES PROPERTY AND THE WEST BOUNDARY LINE OF THE WILLIAM J. BERRY, JR., TRUSTEE, PROPERTY AS RECORDED IN DEED BOOK 6092, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SOUTH 20° 38' 42" WEST 751.37 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE WITH THE WILLIAM J. BERRY, JR., TRUSTEE PROPERTY, SOUTH 09° 12' 37" EAST 99.23 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 78° 26' 38" WEST 237.20 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 04° 53' 01" WEST 109.00 FEET TO AN IRON PIN SET; THENCE NORTH 35° 27' 17" WEST 872.32

FEET TO AN IRON PIN SET; THENCE NORTH 66° 29' 17" WEST 245.00 FEET TO AN IRON PIN SET; THENCE SOUTH 44° 59' 14" WEST 185.00 FEET TO AN IRON PIN SET; THENCE NORTH 49° 45' 21" WEST 285.00 FEET TO AN EXISTING IRON PIN IN CONCRETE; THENCE NORTH 53° 11' 38" EAST 145.50 FEET TO AN EXISTING IRON PIN IN CONCRETE; THENCE NORTH 56° 58' 23" EAST 96.95 FEET TO AN EXISTING IRON PIN IN CONCRETE; THENCE NORTH 06° 57' 13" WEST 311.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.93 ACRES; BEING A PORTION OF THE PROPERTY OF MCDOWELL DEVELOPMENT CORPORATION AS RECORDED IN DEED BOOK 4634, PAGE 781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EQR-ARBORS VISTAS, INC., BY DEED FROM SCP NASHVILLE PARTNERS, L.P. OF RECORD IN BOOK 9059, PAGE 513, SAID REGISTER'S OFFICE.

TOGETHER WITH ALL OF THE RIGHTS, TITLE AND INTERESTS BENEFITING THE ABOVE DESCRIBED LAND PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN BOOK 6305, PAGE 527 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMTITED EXCEPTIONS

1. Acts of Grantee, and those claiming by, through and under Grantee.

2. General and special taxes and assessments not yet delinquent.

3. Rights of tenants under leases, and those claiming by, through and under said tenants.

4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.

5. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

6. Covenants, conditions, restrictions, and private or public utility easements of record together with easements or claims of easements not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.