Davidson County DEEDWARR
Recvd: 10/24/07 10:22 8 pgs
Fees:43.00 Taxes:58210.62

20071024-0125714

SPECIAL WARRANTY DEED

Instrument prepared by:
DLA Piper US LLP
1251 Avenue of the Americas
New York, New York 10020
Attention: Alan E. Linder, Esq.

Return to:
Zonia N. Veal
First National Financial Title Service, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096 H3896-S

Address New Owner as Follows:	Send Tax Bills to:	Tax Parcel No.
Mission Antioch, DST c/o Mission Residential Holdings, LLC 10467 White Granite Drive Suite 300 Oakton, Virginia 22124	SAME	149000277.00 149000278.00

Street Address of Parcel:

500 Piccadilly Row
Antioch, Tennessee

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TGM SIGNATURE POINTE INC. (the "**Grantor**"), having an address at c/o TGM Associates L.P., 650 Fifth Avenue, New York, New York 10019, does hereby bargain, sell, transfer and convey unto MISSION ANTIOCH, DST, a Delaware statutory trust, having an address at 10467 White Granite Drive, Suite 300, Oakton, Virginia 22124 (the "**Grantee**"), its successors and assigns, all its right, title and interest in and to property located in Antioch, Davidson County, Tennessee, more particularly described on Schedule A attached hereto.

BEING the same property conveyed to Grantor by Special Warranty Deed from ERI-SC, Inc., of record in Instrument 20010327-0029246, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Grantor unto the said Grantee, its successors and assigns, forever.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise, subject to (i) all zoning restrictions, regulations, requirements, laws, ordinances, resolutions and orders, (ii) all covenants, restrictions, easements and agreements of record, (iii) all real estate taxes not yet due and payable, and (iv) any state of facts an accurate survey would show.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 12th day of October, 2007.

TGM SIGNATURE POINTE INC.

By: _____
Name: Thomas Gochberg
Title: President

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COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

The actual consideration or value whichever is greater for this transfer is $15,732,600.00.

AFFIANT CHRISTOPHER C. PINLAY

NOTARY PUBLIC

My Commission Expires: July 31, 2009.

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

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Gochberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____, authorized to execute this instrument on behalf of TGM Signature Pointe Inc., the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and official seal at office on this the ____ day of _____, 2007.

_____
NOTARY PUBLIC

My Commission Expires: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

The actual consideration or value whichever is greater for this transfer is $15,732,600.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: _____ .

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Gochberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be its President, authorized to execute this instrument on behalf of TGM Signature Pointe Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

WITNESS my hand and official seal at office on this the 26th day of September 2007.

Julie A. Capes
NOTARY PUBLIC

My Commission Expires: 7/25/09

JULIE A. CAPES
Notary Public, State of New York
No. 01CA6130676
Qualified in Queens County
Commission Expires July 25, 2009

NEWY1\8148371.2

SCHEDULE "A"

Multi-Family Site, North

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, North, Piccadilly Square as per a plat of record in Book 5200, Page 763, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northerly right-of-way of Piccadilly Row, said point being 773.72 Feet northwest of the centerline of Una-Antioch Pike, as measured along the northerly right-of-way of Piccadilly Row; thence with said right-of-way, North 84°-17'-49" West, 395.00 Feet to a point; thence leaving said right-of-way with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 125.00 Feet to a point;

Thence North 84°-17'-49" West, 520.00 Feet to a point;

Thence North 33°-05'-33" West, 56.33 Feet to a point;

Thence North 59°-05'-31" East, 155.00 Feet to a point;

Thence North 1°-22'-47" East, 253.05 Feet to a point;

Thence North 7°-13'-53" East, 180.00 Feet to a point;

Thence North 54°-18'-13" East, 73.44 Feet to a point;

Thence North 22°-16'-33" East, 170.00 Feet to a point;

Thence North 42°-15'-14" West, 110.68 Feet to a point;

Thence with the boundary of Piccadilly Square, Phase II, North 50°-52'32" East, 60.97 Feet to a point;

Thence South 39°-50'-49" East, 282.49 Feet to a point;

Thence North 80°-40'-07" East, 163.17 Feet to a point;

Thence North 34°-34'-56" East, 71.14 Feet to a point;

Thence North 50°-52'-32" East, 132.00 Feet to a point;

Thence South 48°-09'-54" East, 39.55 Feet to a point;

Thence South 33°-04'-40" East, 591.58 Feet to a point;

Thence with the boundary of Piccadilly Square Townhouse Site, South 65°-09'-08" West 75.00

Feet to a point.

Thence South 15°-35'-22" West, 288.75 Feet to a point;

Thence South 5°-42'-11" West, 215.00 Feet to the point of beginning and containing 16.18 acres.

Multi-Family Site, South

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, South, Piccadilly Square as per a plat of record in Book 5200, Page 762, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of Una-Antioch Pike, said point being the radius return for the southwesterly right-of-way of Piccadilly Row, as shown on the plan of Piccadilly Square, Phase I;

Thence with the northwesterly right-of-way of Una-Antioch Pike, South 45°-43'-48" West, 554.08 Feet to a point;

Thence with a curve to the right having a Delta of 7°-51'-06", a Radius of 671.08 Feet, a Tangent of 46.05 Feet, and a Length of 91.96 Feet, being in a general southwesterly direction, to a point;

Thence leaving said right-of-way and generally with the meanders of the centerline of a creek, North 70°-09'-31" West, 173.94 Feet to a point;

Thence North 58°-41'-39" West, 255.31 Feet to a point;

Thence North 24°-03'-38" West, 108.40 Feet to a point;

Thence North 13°-22'-47" East, 73.61 Feet to a point;

Thence North 43°-43'-26" West, 139.64 Feet to a point;

Thence North 72°-50'-36" West, 263.80 Feet to a point;

Thence South 78°-54'-08" West, 42.60 Feet to a point;

Thence North 46°-49'-39" West, 115.24 Feet to a point;

Thence leaving said creek and partially with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 289.27 Feet to a point on the southerly right-of-way of Piccadilly Row;

Thence with the southerly right-of-way of Piccadilly Row, South 84°-17'-49" East, 860.00 Feet to a point;

Thence with a curve to the right having a Delta of 40°-01'-37", a Radius of 455.46 Feet,

a Tangent of 165.90 Feet, and a length of 318.19 Feet, being in a general East and Southeasterly direction to a point;

Thence South 44°-16'-12" East, 175.00 Feet to a point;

Thence South 41°-16'-17" East, 95.60 Feet to a point;

Thence with a curve to the right having a Delta of 90°-00'-00", a Radius of 25.00 Feet, a Tangent of 25.00 Feet, and a Length of 39.27 feet, being in a general southerly direction, to the point of beginning and containing 16.11 Acres.