BILL GARRETT, Davidson County
Trans:T20100008248 DEEDWARRSP
Recvd: 02/10/10 10:21 7 pgs
Fees:38.00 Taxes:4369.33
20100210-0010373

This Instrument Prepared By:
Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, TN 379201

Address New Owner:

McCormick 106, LLC
11350 McCormick Rd
EP II, Ste 902
Hunt Valley, MD 21031

Send Tax Bills To:

McCormick 106 LLC
11350 McCormick Rd, EP II, Ste 902
Hunt Valley, MD 21031

Map-Parcel Numbers:

Map/Parcels 188100A055.00, 188100A053.00, 188100A050.00
Map/Parcels 150150B00100CO, 150150B00200CO, 150150B00300CO, 150150B00400CO, 150150B00500CO
Map/Parcel 11910009100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, a national banking association (the "Grantor") has bargained and by these presents does transfer and convey unto **MCCORMICK 106, LLC,** a Maryland limited liability company (the "Grantee"), its successors and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described on the Exhibit A, attached hereto and incorporated by this reference, together with all improvements, buildings and structures located thereon (collectively, the "Property").

This conveyance is made expressly subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

GRANTOR DOES further covenant and bind itself, its heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, its successors and

assigns against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but no further or otherwise and subject, however, to the Permitted Encumbrances.

WITNESS my hand this 29th day of Dec, 2009.

GRANTOR:

PINNACLE NATIONAL BANK

By: _____

Title: Area Exec

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Leslie Mills. A Notary Public of said State and County aforesaid, personally appeared Jason K West with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged him/herself to be to area executive of Pinnacle National Bank National Banking Assoc, the bargainor, and that he/she as such area executive, being duly authorized to do so, executed the foregoing instruments for the purpose therein contained, by signing the name of the area executive by him/herself as such area executive.

Witness my hand at office in Nashville, Tennessee, this 29 day of December, 2009.

_____
Notary Public

My Commission Expires:
My Commission Expires August 23, 2011

LESLIE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Maryland)

COUNTY OF Baltimore)

The actual consideration or value, whichever is greater, for this transfer is

One million one hundred eighty thousand eight hundred and ninety nine Dollars ($ 1,180,899 —).

Mary Jo Willard
Affiant
Vice President
McCormick 106, LLC

SUBSCRIBED AND SWORN TO before me this the 3RD day of February, 2010.

Monica N. Mazan
Notary Public

My Commission Expires:
4-13-13

MONICA N. MAZAN NOTARY PUBLIC BALTIMORE COUNTY, MD

Monica N. Mazan
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/13/2013

EXHIBIT A
PROPERTY DESCRIPTION

Carothers Crossing, Lots 50, 53 and 55:

Land in Davidson County, Tennessee, being Lot Nos. 50, 53, and 55, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being a portion of the same property conveyed to Pinnacle National Bank by Trustee's Deed appearing of record in Instrument No. 20091110-0103995 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

These properties have addresses of
2027 Oak Trail Drive, Nolensville, Tennessee 37135 (Lot 50)
2023 Oak Trail Drive, Nolensville, Tennessee 37135 (Lot 53)
2017 Oak Trail Drive, Nolensville, Tennessee 37135 (Lot 55)

Edison Park, Lots 1 – 5:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, and 5, on the Final Plat of Edison Park (formerly Painter) of record in Instrument No. 20060831-0090090, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Pinnacle National Bank by Trustee's Deed appearing of record in Instrument No. 20091013-0094953, of the Register's Office of Davidson County, Tennessee.

Lot 1 has an address of 108 Painter Drive, Antioch, Tennessee 37013.
Lot 2 has an address of 112 Painter Drive, Antioch, Tennessee 37013.
Lot 3 has an address of 304 Schoolhouse Court, Antioch, Tennessee 37013.
Lot 4 has an address of 308 Schoolhouse Court, Antioch, Tennessee 37013.
Lot 5 has an address of 312 Schoolhouse Court, Antioch, Tennessee 37013.

Hidden Acres Subdivision, Lot 72:

LAND in Davidson County, Tennessee, being Lot No. 72, on the Plan of Hidden Acres Subdivision, according to plat appearing of record in Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point, thence running in a general easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description buy specifically EXCLUDED there from is the following described property:

Being a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959, by T.R. Sanford, Surveyor as follows:

BEGINNING in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet, more or less, to the beginning.

Being the same property conveyed to Pinnacle National Bank by Trustee's Deed appearing of record in Instrument No. 20090928-0089822, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This property is generally known as 2825 Hartford Drive, Nashville, Tennessee 37210.

EXHIBIT B
ENCUMBRANCES

All ad valorem taxes that are not yet due or payable.

All encumbrances of record in the Register's Office for Davidson County, Tennessee, including any restrictive covenants and easements of record.

All matters that may be disclosed by survey, including the following:

(a) Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61 as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee as to Lot Nos. 50, 53, and 55 being 2027 Oak Trail Drive, Nashville, Tennessee 37135 (Lot 50), 2023 Oak Trail Drive, Nashville, Tennessee 37135 (Lot 53), and 2017 Oak Trail Drive, Nashville, Tennessee 37135 (Lot 55); and

(b) Final Plat of Edison Park (formerly Painter) of record in Instrument No. 20060831-0090090 in the Register's Office of Davidson County, Tennessee, as to Lot 1 (108 Painter Drive, Antioch, Tennessee 37013), Lot 2 (112 Painter Drive, Antioch, Tennessee 37013), Lot 3 (304 Schoolhouse Court, Antioch, Tennessee 37013), Lot 4 (308 Schoolhouse Court, Antioch, Tennessee 37013), and Lot 5 (312 Schoolhouse Court, Antioch, Tennessee 37013).