PREPARED BY:
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
Attn: Robert M. Jefferson

Davidson County DEEDWARRSP
Recvd: 11/08/12 12:52 8 pgs
Fees:43.00 Taxes:116365.00
20121108-0103306

AFTER RECORDING RETURN TO:
Tax Bill To:
MRP Mountain View, LP
c/o Johanna L. Jumper, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, TN 37203

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Map/Parcel Number 16400030000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE is made as of the 8th day of November, 2012 by and between **CONTINENTAL 193 FUND LLC**, a Wisconsin limited liability company ("Grantor"), and **MRP MOUNTAIN VIEW, LP**, a Virginia limited partnership ("Grantee"), whose mailing address is c/o McCann Realty Partners, LLC, 2520-B Gaskins Road, Richmond, Virginia 23238.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Thirty-One Million Four Hundred Fifty Thousand and No/100 Dollars ($31,450,000.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its

successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed as of as of the date first written above.

GRANTOR:

CONTINENTAL 193 FUND LLC

By: Continental Properties Company, Inc.,
its manager

By: _____
Daniel J. Minahan
President

STATE OF WISCONSIN

COUNTY OF WAUKESHA

Before me, a Notary Public of the State and County aforesaid, personally appeared Daniel J. Minahan, with whom I am personally acquainted and whom upon oath, acknowledged himself to be the President of Continental Properties Company, Inc., a Wisconsin corporation, manager of Continental 193 Fund LLC, a Wisconsin limited liability company, and that he executed the foregoing instrument for the purposes therein contained by signing the name of such limited liability company by himself as such President.

WITNESS my hand and Notarial seal, at office this 5th day of November, 2012.

_____
Sandra L. Smallish, Notary Public, State of Wisconsin
My Commission Expires: 5/10/2015.

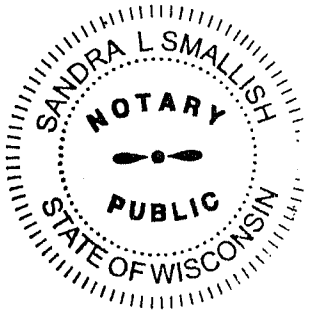


EXHIBIT A

The Property

LAND SITUATED IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SAME PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 299, DEED BOOK 4713, PAGE 303, DEED BOOK 4699, PAGE 101, REGISTER.S OFFICE FOR DAVIDSON COUNTY, SAID PROPERTY NOW KNOWN AS THE BELZ/BECKER-LEWIS-SHLENKER PROPERTIES, A JOINT VENTURE, OF RECORD IN DEED BOOK 6550, PAGE 837, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (OLD) LYING IN THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO ROAD, THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT, SAID MONUMENT LYING 1,113.8 FEET FROM THE CENTERLINE INTERSECTION OF SAID MURFREESBORO ROAD AND HOBSON PIKE;

THENCE, LEAVING SAID RIGHT OF WAY AND ALONG NEW SEVERANCE LINES OF BELZ/BECKER-LEWIS-SHLENKER PROPERTIES THE FOLLOWING TWELVE (12) CALLS:

THENCE, SOUTH 41° 53′ 19" WEST, A DISTANCE OF 2075.55 FEET TO AN IRON PIN SET;
THENCE, SOUTH 47° 48′ 00" WEST, A DISTANCE OF 328.90 FEET TO AN IRON PIN SET;
THENCE, NORTH 23° 31′ 16" WEST, A DISTANCE OF 1160.40 FEET TO AN IRON PIN SET;
THENCE, NORTH 40° 44′ 55" EAST, A DISTANCE OF 276.71 FEET TO AN IRON PIN SET;
THENCE, SOUTH 83° 02′ 00" EAST, A DISTANCE OF 468.78 FEET TO AN IRON PIN SET;
THENCE, NORTH 86° 50′ 08" EAST, A DISTANCE OF 667.89 FEET TO AN IRON PIN SET;
THENCE, NORTH 42° 22′ 07" EAST, A DISTANCE OF 518.06 FEET TO AN IRON PIN SET;
THENCE, NORTH 66° 05′ 35" EAST, A DISTANCE OF 19.03 FEET TO AN IRON PIN SET;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13° 05′ 38", AN ARC LENGTH OF 45.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72° 38′ 23" EAST, A DISTANCE OF 45.61 FEET TO AN IRON PIN SET;

THENCE, NORTH 79° 11′ 12" EAST A DISTANCE OF 87.01 FEET TO THE TERMINUS OF THE PROPOSED MOUNTAIN SPRINGS DRIVE;
THENCE, ALONG THE EASTERLY R.O.W. OF MOUNTAIN SPRINGS DRIVE THE NEXT FIVE (5) COURSES AND DISTANCES;

THENCE, SOUTH 08° 20′ 40" EAST A DISTANCE OF 27.74 FEET TO AN IRON PIN (SET);
THENCE, NORTH 81° 37′ 36" EAST A DISTANCE OF 27.93 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 31° 40′ 59", AN ARC LENGTH OF 182.48 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65° 49′ 20" EAST A DISTANCE OF 180.16 FEET TO AN IRON PIN SET;
THENCE, NORTH 49° 58′ 50" EAST A DISTANCE OF 69.36 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 38′ 31", AN ARC LENGTH OF 39.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 08′ 16" EAST A DISTANCE OF 35.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,194,569 SQUARE FEET OR 27.42 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CONTINENTAL 193 FUND LLC, BY DEED OF RECORD IN INSTRUMENT NO. 200704230048120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE RIGHTS AND BENEFITS CONTAINED IN THE MONUMENT SIGN EASEMENT TO

CONTINENTAL 193 FUND LLC OF RECORD IN INSTRUMENT NO. 200704230048126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CROSS ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230048123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230048124, IN SAID REGISTER'S OFFICE.

SAID LANDS MAY ALSO BE DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND IN THE RIGHT-OF-WAY OF MURFREESBORO ROAD, BEING AT THE NORTHEAST CORNER OF THE REMAINDER OF BELZ-MCDONALD PROPERTIES, DEED BOOK 4713, PAGE 303; RUNS THENCE WITH THE REMAINDER OF BELZ-MCDONALD PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 303, DEED BOOK 4713, PAGE 299, AND DEED BOOK 4699, PAGE 101, AS FOLLOWS:
SOUTH 41 DEGREES 51 MINUTES 00 SECONDS WEST, 2075.65 FEET TO A ½-INCH REBAR WITH CAP FOUND;
SOUTH 47 DEGREES 48 MINUTES 00 SECONDS WEST, 328.90 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 23 DEGREES 31 MINUTES 16 SECONDS WEST, 1160.40 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 40 DEGREES 44 MINUTES 55 SECONDS EAST, 276.71 FEET TO A ½-INCH REBAR WITH CAP FOUND;
SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST, 468.78 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 86 DEGREES 50 MINUTES 08 SECONDS EAST, 667.89 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 42 DEGREES 22 MINUTES 07 SECONDS EAST, 518.06 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 66 DEGREES 05 MINUTES 35 SECONDS EAST, 19.03 FEET;
ALONG A CURVE TO THE RIGHT 45.71 FEET, HAVING A RADIUS OF 200.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 38 MINUTES 23 SECONDS EAST, 45.61 FEET;
NORTH 79 DEGREES 11 MINUTES 12 SECONDS EAST, 87.01 FEET TO THE END OF MOUNTAIN SPRINGS ROAD; THENCE SOUTH 08 DEGREES 20 MINUTES 40 SECONDS EAST, 27.74 FEET TO THE SOUTH RIGHT-OF-WAY OF THE ROAD THENCE WITH THE RIGHT-OF-WAY AS FOLLOWS:
NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 27.93 FEET;
ALONG A CURVE TO THE LEFT 182.48 FEET, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 49 MINUTES 20 SECONDS EAST, 180.16 FEET;
NORTH 49 DEGREES 58 MINUTES 50 SECONDS EAST, 69.36 FEET;
ALONG A CURVE TO THE RIGHT 37.65 FEET, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 41 MINUTES 19 SECONDS EAST, 34.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.39 ACRES, MORE OR LESS, AS SURVEYED BY THOMAS A. YOUNG, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2265, OF L. I. SMITH & ASSOCIATES, 302 NORTH CALDWELL STREET, PARIS, TN 38242. BEARINGS ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, in the Register's Office for Davidson County, Tennessee.

3. Perpetual easement for construction and maintenance of transmission lines granted to the United States of America by deed of record in Book 4417, page 692, in the Register's Office for Davidson County, Tennessee, and as shown on that certain ALTA/ACSM Land Title Survey dated September 26, 2012 made by Thomas A. Young RLS of L. I. Smith & Associates, Inc. as Project No. Dav 164-30/7319, last revised ("the Survey").

4. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, in the Register's Office for Davidson County, Tennessee.

5. Grant of Transmission Line Easement to the United States of America of record in Book 4425, page 582, in the Register's Office for Davidson County, Tennessee; as modified by that certain Declaration of Abandonment of record in Instrument No. 201107050050916, in said Register's Office, and as shown on the Survey.

6. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, in the Register's Office for Davidson County, Tennessee.

7. The following matters shown on the plat of record in Instrument No. 200704230048112, in the Register's Office for Davidson County, Tennessee. See also Surveyors Certificate of Street Name Change of record in Instrument No. 200805270053504, in said Register's Office.

   - 20' public utility easement
   - 50' temp turnaround
   - 8" sanitary sewer line
   - 10'' water line
   - 20' pude
   - power line and telephone line

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200702160019976, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

9. Cross Access Easement Agreement of record in Instrument No. 200704230048123, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

10. Monument Sign Easement of record in Instrument No. 200704230048125, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

11. Terms and conditions contained in Monument Sign Easement of record in Instrument No.200704230048126, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

12. Commercial Sign Easement of record in Instrument No. 200704230048127, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

13. Stormwater Detention Agreement of record in Instrument No. 200706150071683, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200706150071705, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

15. Grant of Easement of record in Instrument No. 200808120083041, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

16. Conveyance of Easement of record in Instrument No. 200810140103420, in the Register's Office for Davidson County, Tennessee, and as shown on the Survey.

17. Rights of tenants in possession, as tenants only, under unrecorded residential lease agreements.

18. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Thomas A. Young RLS of L. I. Smith & Associates, Inc. on September 26, 2012 and last revised on November 7, 2012, designated Job Number Dav 164-30/7319:

    a. Encroachment upon property adjoining on the southeast by the fence.
    b. Rights, if any, of adjoining property owners in and to that portion of the Land lying between the property lines and the fences and retaining walls located within the property lines.
    c. Sanitary sewer lines, water lines and storm sewer lines in areas not provided for by recorded easements.

STATE OF Wisconsin
COUNTY OF Milwaukee

The actual consideration or true value, whichever is greater for this transfer is $31,450,000.00

Tammy A. Merin
Affiant
Tammy A. Merin

Subscribed and sworn to before me, this the 8th Day of November 2012

Danielle Maria Farina
Notary

Commission Expires 3/10/13

DANIELLE M. FARINA
NOTARY PUBLIC
STATE OF WISCONSIN

True Copy Certification

I, Tammy A. Merwin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy A. Merwin
Signature

Tammy A. Merwin, Escrow Agent

State of Wisconsin

County of Milwaukee

Personally appeared before me, [~~Name of Notary~~] Danielle M. Farina, a notary public for this county and state, Tammy A. Merwin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle M. Farina
Notary's Signature

My Commission Expires: March 10, 2013
Notary' Seal (if on paper)

DANIELLE M. FARINA
NOTARY PUBLIC
STATE OF WISCONSIN