

which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land, together with the improvements thereon, situated in Durham County, North Carolina, and more particularly described as follows:

See "Exhibit A" attached hereto and incorporated herein by reference.

The property was acquired by Grantor by instrument recorded in Book 7288 at Page 951 of the Durham County Public Registry.

All of a portion of the property herein conveyed _____ includes or **X** does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

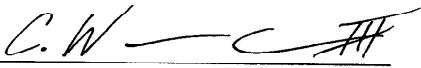
This conveyance is made expressly subject to the following exceptions:

1. Taxes for the current year and subsequent years not yet due and payable.
2. Matters of record except for monetary liens or encumbrances existing as of the date hereof.
3. Matters which would be revealed by a current, accurate physical survey of the property.
4. Any existing non-compliance (if any) with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

TCA 2605 MP, LLC,
a North Carolina limited liability company

By: 

Name: C. Walker Collier, III

Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Alisha Tate, a Notary Public of the County and State aforesaid, certify that C. Walker Collier, III personally appeared before me this day and acknowledged the execution of the foregoing instrument as a Vice President of Grantor.

Witness my hand and official stamp or seal, this 5 day of February, 2015.

Notary Public Alisha Tate
My Commission Expires: 6-23-18

[Notary Seal]

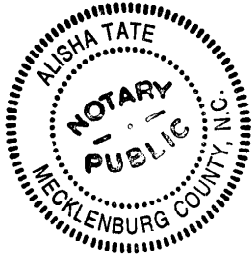


EXHIBIT "A"

TO SPECIAL WARRANTY DEED

Legal Description

BEING all of Lot 8A as shown on the survey entitled "Recombination Plat-Minor Subdivision-Right-of-Way Dedication Plat Meridian Business Campus" by the John B. McAdams Company, Inc. recorded in Plat Book 133, Page 121, Durham County Registry to which plat reference is hereby made for a more particular description of same. Said property also having a metes and bounds description as follows:

BEGINNING at an existing iron pipe designated a Control Corner on the plat hereinabove referred to, said iron pipe being a common corner of Lot 9 Meridian Business Campus as recorded in Book of Maps 126, page 160, Durham County Registry, and C.M. Herndon property as recorded in Book of Maps 3, page 83, Durham County Registry. Thence with a new line, North 73 degrees 02 minutes 55 seconds East, a distance of 418.71 feet to an iron pipe set in the Western right-of-way line of North Meridian Parkway, a 60 foot wide public right-of-way; thence with said Western right-of-way along with a curve to the left having an arc length of 376.10 feet, a radius of 442.00 feet and being subtended by a chord bearing and distance of South 25 degrees, 52 minutes, 02 seconds East a distance of 364.85 feet to an iron pipe; thence South 50 degrees, 16 minutes 54 seconds East 165.29 feet to an iron pipe; thence with a curve to the right having an arc length of 47.13 feet, a radius of 30.00 feet and being subtended by a chord bearing and distance of South 5 degrees 16 minutes 54 seconds East a distance of 42.43 feet to an iron pipe on the Northwestern right-of-way line of Exchange Place, a 60 foot wide public right-of-way (not open); thence with said right-of-way line South 39 degrees 43 minutes 06 seconds West 22.72 feet to an iron pipe; thence following said Northwestern right-of-way line of Exchange Place along a curve to the right having an arc distance of 89.12 feet, a radius of 345 feet and being subtended by a chord bearing and distance of South 47 degrees 07 minutes 07 seconds West a distance of 88.87 feet to an iron pipe; thence continuing along the Northwest right-of-way line of said Exchange Place South 54 degrees 31 minutes 08 seconds West 503.00 feet to an iron pipe; thence leaving said Northwestern right-of-way line of Exchange Place and running North 35 degrees 28 minutes 52 seconds West 137.61 feet to an iron pipe, said iron pipe being the common corner of Lot 8 of Meridian Business Campus as recorded in Book of Maps 126, page 160, Durham County Registry, and property of C.M. Herndon, as recorded in Book of Maps 3, page 83, Durham County Registry; thence North 09 degrees 07 minutes 02 seconds West 65.12 feet to an iron pipe; thence North 01 degree 43 minutes 44 seconds West 105.36 feet to an iron pipe; thence North 11 degrees 50 minutes 49 seconds West 98.16 feet to an iron pipe; thence North 9 degrees 32 minutes 30 seconds West 278.59 feet to an iron pipe; and thence North 30 degrees 18 minutes 19 seconds West a distance of 82.5 feet to an existing iron pipe, said pipe marking the Point and Place of BEGINNING.

All of said premises are shown on that survey map entitled "AS-BUILT SURVEY PREPARED FOR BYRD MERIDIAN LLC, CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA 5-9 NOVEMBER, 1999," as prepared by Murphy, Hobson, Sachs, Professional Land Surveyors, Raleigh, North Carolina.