This instrument was prepared by John D. Healy, Jr., Attorney, Law firm of Oppenheimer, Wolff, Foster, Shepard and Donnelly, First National Bank Building, Saint Paul, Minnesota, 55101.

# WARRANTY DEED

| Address Of New Owner | Send Taxes To | Map Parcel No. |
|---|---|---|
| Northern Telecom, Inc.<br>275 Wyman Street<br>Waltham, MA 02154 | Same as new Owner | 95-13 15 |

FOR AND IN CONSIDERATION of the sum of ------TEN AND NO/100------ ----------($10.00)----------Dollars, cash in hand paid by Control Data Corporation, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CONTROL DATA CORPORATION, a Delaware corporation, has this day bargained and sold, and do hereby transfer and convey unto the said NORTHERN TELECOM, INC., a Delaware corporation, its successors, and assigns certain real estate in Davidson County, Tennessee, as follows:

Lot 21, Metropolitan Industrial Park, Section 16, Book 3842, p. 274

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee bounded on the north by Massman Drive, on the east by Acorn Drive, and on the south by an L & N Railroad spur track, more particularly described as follows: Beginning at a concrete monument on the southerly margin of Massman Drive on the westerly margin of Metropolitan Industrial Park, Section 5; thence with Massman Drive North 62° 02' east 339.65 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a radius of 799.79 feet and a central angle of 19° 57' 278.48 feet to a concrete monument, the beginning of a return radius to the right; thence around said return having a radius of 50.00 feet and a central angle of 84° 37' 73.84 feet to a concrete monument on the westerly margin of Acorn Drive; thence with Acorn Drive South 53° 18' east, 88.88 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 451.65 feet and a central angle of 45° 06' 355.51 feet to a concrete monument; thence continuing with Acorn Drive South 8° 12' east 189.56 feet to a point in the center of a proposed railroad spur track being the northeasterly corner of Lot 19, Metropolitan Industrial Park, Sec. 13; thence with the centerline of said railroad South 82° 18' west 48.92 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a radius of 2284.29 feet and a central angle of 15° 57' 635.72 feet to a point the southeasterly corner of Metropolitan Industrial Park, Sec. 5; thence North 27° 58' west passing a concrete witness monument at 25.04 feet a total distance of 431.41 feet to the point of beginning,

Being the same property conveyed to CONTROL DATA CORPORATION, a Delaware Corporation, by deed from Metropolitan Industrial Park, Inc., of record in book 4344, page 512, Register's Office for said County.

THIS CONVEYANCE is made subject to 10 ft. easement for public utilities, 40 foot easement for Nashville Electric Service, railroad and utilities easement, minimum building setback lines of 45 feet from Massman Drive and 50 feet from Acorn Drive, and conditions of owner's certificate as shown on the Plan of record in Book 3842, page 274, said Register's Office, and to restrictive covenants of record in Book 4339, page 580, said Register's Office.

is
This/improved property, known as corner of Massman Drive and Acorn Drive, Metropolitan Industrial Park, Nashville, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said NORTHERN TELECOM, INC., its successors, and assigns forever. It does covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unemcumbered, except as noted above.

It does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said real estate to said NORTHERN TELECOM, INC., its successors, and assigns, against the lawful claims of all persons.

Witness our hands this 24th day of November, 1975, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

CONTROL DATA CORPORATION

Attested By: R. A. Forrester
Assistant Secretary

By: W. C. Norris, Chairman
Of The Board And
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON - The actual consideration or value whichever is greater, for this transfer is $1,400,000.00 subscribed and sworn to before me, this the 26th day of Nov., 1975.

Affiant Eugene M Ballard

Notary Public Mary Ensey

My Commission Expires 4/25/76

STATE OF MINNESOTA
COUNTY OF HENNEPIN - Before me, Peggy L. Thompson, a Notary Public of the state and county aforesaid, personally appeared William C. Norris, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman Of The Board and Chief Executive Officer of CONTROL DATA CORPORATION, the within named bargainor, a corporation, and that he as such Chairman Of The Board and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chairman Of The Board and Chief Executive Officer.

Witness my hand and seal, at office in Bloomington, Minnesota, this 24th day of November, 1975.

March 1, 1980
Commission Expires

Peggy L. Thompson
Notary Public

PEGGY L. THOMPSON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Comm. Expires Mar. 1, 1980

D 261117

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IDENTIFICATION REFERENCE

NOV 26 4 13 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

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| NOV26 75 | CONV | * | .00 1,400,000.00 | |
| NOV26 75 | S'TAX | | B* 3,640.00 | |
| NOV26 75 | PR'FEE | | B* .50 | |
| NOV26 75 | W'DEED | | B* 4.00 | * 3,644.50 |