WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Northgate Business Park Associates 830 Fesslers Parkway Suite 111 Nashville, TN 37210	Same as Owner	34-28 & 52

-- 29 03 15 0:01 030452K 2949.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March 1988.

Notary Public

My Commission Expires:
1/21/90

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 considerations, the receipt of which is hereby acknowledge, SPACE PARK PROPERTIES, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto NORTHGATE BUSINESS PARK ASSOCIATES, and Indiana Limited Partnership, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Myatt Drive at Dry Fork Creek, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Myatt Drive, said iron being S 11° 40' E 1,279 feet, more or less, from the center of Dry Fork Creek, as measured along said easterly margin; thence with said easterly margin of Myatt Drive N 11° 40' W 1,279 feet to a point in the center of Dry Fork Creek; thence with said center of Dry Fork Creek the following calls: N 88° 10' E 172.06 feet to a point; N 55° 28' E 142.28 feet to a point; N 46° 34' E 538.46 feet to a point; N 71° 44' E 292.26 feet to a point; N 84° 59' E 130.62 feet to a point; S 16° 38' E 220.16 feet to a point; S 89° 29' E 380.26 feet to a point in the low water line of the Cumberland River; thence with said low water line the following calls: S 03° 41' E 270.28 feet to a point; S 03° 32' W 687.71 feet to a point; S 09° 19' E 157.52 feet to a point; S 05° 10' E 220.00 feet to a point; thence leaving said low water line S 78° 20' W 1,320 feet to the point of beginning, containing 2,072,599 square feet, or 47.58 acres, more or less.

Being the same property conveyed to Space Park Properties, Ltd., by deed from CSX Transportation, Inc., a Virginia Corporation of record in Book 6991, page 808, Register's Office for Davidson County, Tennessee.

Subject to a sanitary sewer easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4398, page 164, Register's Office for Davidson County, Tennessee.

Subject to an easement for flow of Dry Creek.

The survey made by Barge, Waggoner, Sumner and Cannon, dated July 30, 1986, shows a 30 foot utility easement along the westerly portion of premises, parallel and adjacent to Myatt Drive, with a 10-inch sanitary sewer line under construction.

Subject to a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "Deed of Flowage Easement" from Glencliff Estates, Inc. to United States of America, dated May 5, 1954, filed May 19, 1954, and recorded in Book 2279, page 1, Register's Office for Davidson County, Tennessee. The survey of the premises made by Barge, Waggoner, Sumner and Cannon, Surveyors last revised July 29, 1986, shows 15.39 more or less acres, in Flood Plain.

Subject to an easement for sewers granted by and between Seaboard System Railroad, Inc., and R. H. Pursell, Newell T. Pursell, Jr., Carlyle D. Apple, Larry D. Cummings and Herbert L. Baker of record in Book 6728, page 125, Register's Office for Davidson County, Tennessee, to which reference is made.

Subject also, to an easement from CSX Transportation Inc., a Virginia Corporation, to Douglas G. Odom, Jr., and Richard A. Odom of record in Book 6991, page 806, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Myatt Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever, and Grantor does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 which the Grantee herein assumes and agrees to pay.

AND it does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of March, 1988.

SPACE PARK PROPERTIES, LTD.,
a Limited Partnership

By: SPACE PARK NORTH, INC.
Its Corporate General Partner

By: John T. Dugger
John T. Dugger, Jr.
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A. Smith, of the state and county aforesaid, personally appeared John T. Dugger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Space Park North, Inc. the Corporate General Partner of SPACE PARK PROPERTIES, LTD, the within named bargainor, a limited partnership, and that he as such Secretary of Space Park North, Inc., the Corporate General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as Secretary of the Corporate General Partner.

Witness my hand and seal, this 14th day of March, 1988.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

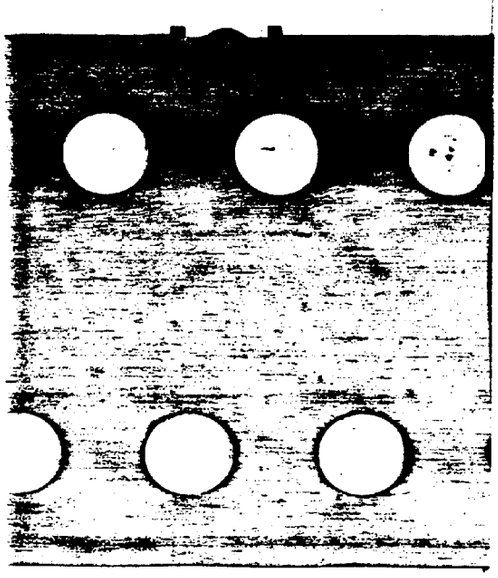
TESSEE NOTARY PUBLIC DAVIDSON COUNTY

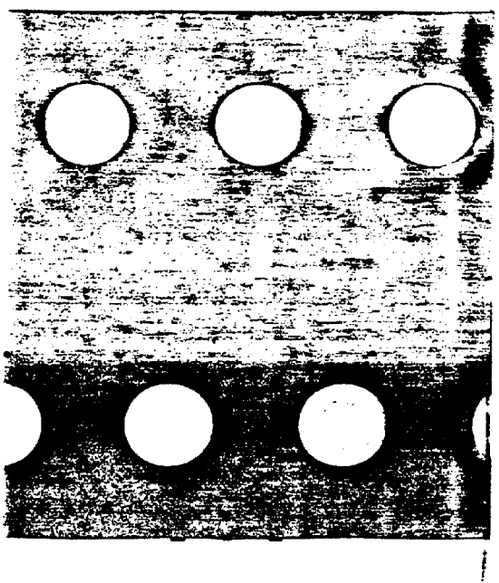
1281.6

IDENTIFICATION REFERENCE

MAR 15 10 50 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7491 PAGE 512

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 1050000.00
CON TX 2940.00
PRFEE 0.50
WDEED 9.00
TOTAL 2949.50
CHECK 2949.50

03/15/88 01 10:58 0001 6159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12816

IDENTIFI REFERENCE

MAR 15 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70782