89-8086

B.Y 49

BOOK 8044 PAGE 591

25341
1.18.90

THIS INSTRUMENT PREPARED BY:

Sean M. Clapp, Esq.
Bose McKinney & Evans
8888 Keystone Crossing
Suite 1201
Indianapolis, Indiana 46240

Map: 148-10

L/O Parcel: 135

IDENTIF. REFERENCE

FEB 13 10 39 AM '90

03486

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 12th day of FEB, 1990, by and between PATTIE B. VERNON, a widow, party of the first part (hereinafter called "Grantor"), and DUKE ASSOCIATES NO. 54 LIMITED PARTNERSHIP, an Indiana limited partnership, as party of the second part (hereinafter called "grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

2436 02/13 0101 03CHECK 4812.55

W I T N E S S E T H :

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid by Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed, and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said Grantee, its successors and assigns forever, all that tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference, subject to the matters listed on Exhibit B, which is attached hereto and incorporated herein by this reference.

[redacted] [redacted]

TOGETHER WITH all and any buildings situated thereon and all and any tenements, hereditaments, improvements, fixtures, personalty, mechanical systems, appurtenances, rights, easements, and rights-of-way thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above described, with all and singular the rights, members, hereditaments, and appurtenances thereof, unto Grantee, and to its successors and assigns forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described premises unto the said Grantee, its successors and assigns, against the claims of all persons whomsoever lawfully claiming the whole or any part thereof by, through, or under Grantor, and none other.

IN WITNESS WHEREOF, Grantor as hereunto set its hand the day and year first above written.

Pattie B. Vernon
Pattie B. Vernon

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared Pattie B. Vernon and acknowledged the execution of the foregoing "Special Warranty Deed" as her voluntary act and deed.

WITNESS my hand and Notarial Seal this 12TH day of FEB, 1990.

W. Norris Jenkins
Notary Public

M. NORRIS JENKINS
(Printed Signature)

NORRIS JENKINS NOTARY PUBLIC RANGE

My Commission Expires: 1-2-93

My County of Residence: DAVIDSON

Address of Property Owner and Entity Responsible for Payment of Real Property Taxes:

Duke Associates No. 54 Limited Partnership
8888 Keystone Crossing
Suite 1200
Indianapolis, Indiana 46240
Attn: Darell E. Zink, Jr.

The undersigned affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Four Hundred Fifty-three Thousand Five Hundred Forty-five Dollars ($1,453,545.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DUKE ASSOCIATES NO. 54 LIMITED PARTNERSHIP, an Indiana limited partnership

By: Richard W. Horn
Richard W. Horn
General Manager

Subscribed and sworn to before me this 12th day of FEB, 1990

My Commission Expires:
1-25-93

(Notary Public in and for the State of TENN)

[SEAL]

25371

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Haywood Oaks - South, as shown on plat of record in Plat Book 6900, page 743 in the Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to James Richard Vernon and wife, Pattie B. Vernon, by Deed of Record in Book 3034, page 259, Register's Office for Davidson County, Tennessee.

The said James Richard Vernon having since died.

EXHIBIT A
Page 1 of 1

25371/2

1. Subect to real estate taxes not yet due and payable.

2. Easement to Humble Oil and Refinery Co., as set forth in instrument recorded in Book 4237, page 283.

3. Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6288, page 615.

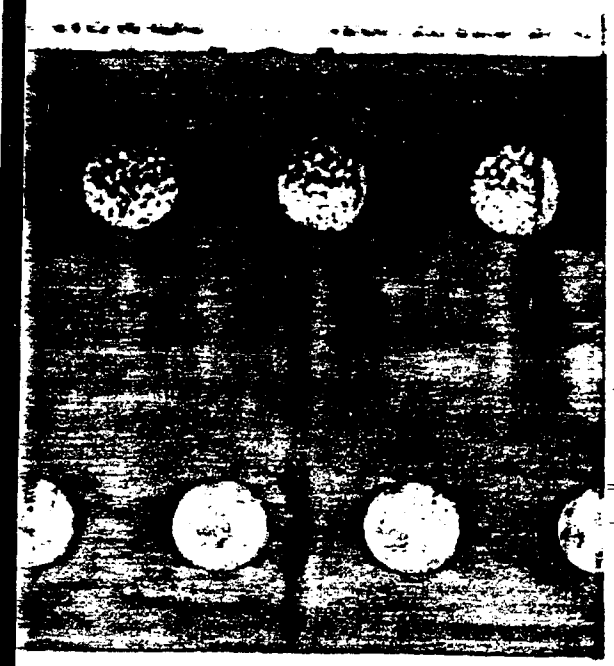
4. Storm Water Detention Agreement of record in Book 7385, page 495.

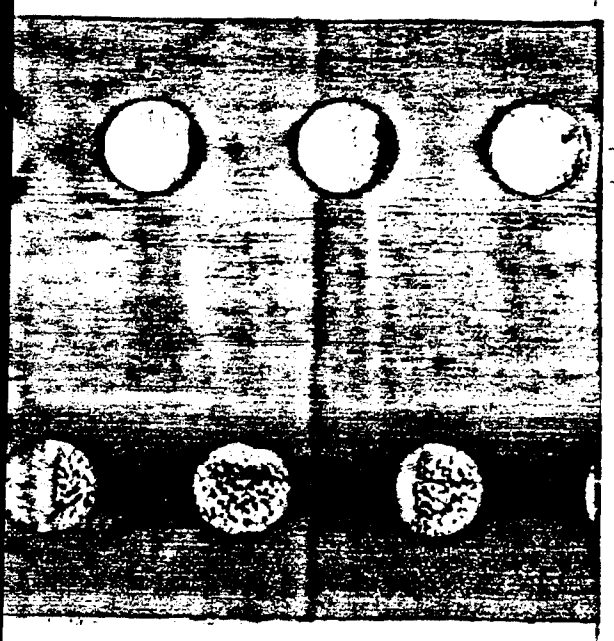
5. Access is limited because the tract is adjacent to I-24, a controlled access highway.

6. All matters shown on Plat recorded in Book 6900, page 743.

7. Deed of Trust executed by Duke Associates No. 54 Limited Partnership to the Indiana National Bank, recorded in Book 7646, page 708, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Page 1 of 1





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8044 PAGE 596

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1453545.00
CON TX 4796.55
PRFEE 1.00
WDEED 15.00
TOTAL 4812.55
CHECK 4812.55
02/13/90 01 10:38 0001 2436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03486

IDENTIF. REFERENCE

FEB 13 10 39 AM '90

FELIX Z. DAVIDSON COUNTY TN.

No. 292441