This instrument prepared by:
William L. Brooks
Attorney at Law
4406 Harding Place
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is
$ 150,000.00 .

William L Brooks, Attorney for Exxon
Affiant

Sworn to and subscribed before me this the 6th day of September, 19 90 .

Notary Public

My Commission Expires 1/11/92

55261

SEP 6 11 22 AM '90

PICK-UP

Address New Owner as follows:
~~Parcel#:~~

Exxon Corporation
1200 Smith Street
Suite #1050
Houston, Texas 77210

Send Tax Bills to:

Exxon Company, U.S.A.
Property Tax Department
P. O. Box 53
Houston, Texas 77001

Map & Parcel:
14B-10, P/O 134 & 135

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, DUKE ASSOCIATES NO. 54 LIMITED PARTNERSHIP, a limited partnership organized in and pursuant to the laws of Indiana (the "Grantor"), has this day bargained and sold and by these presents does transfer and convey unto EXXON CORPORATION, a New Jersey corporation, (the "GRANTEE" herein), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

6481 09/06 0101 03CHECK 508.00

SEE "EXHIBIT A" ATTACHED HERETO.

This is unimproved property located generally at or around the corner of Haywood Lane and Ezell Road, in Nashville, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land, together with all rights, privileges, easements and appurtenances thereto belonging, driveways and improvements thereon or connected therewith, and abuter's rights of access to and from each road, street, alley and way in front of or adjoining said land, and all right, title, and interest of Grantor in and to any land lying in any such road, street, alley or way, to the said Grantee, its successors and assigns, forever.

Grantor does further covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1990 real property taxes, which are to be prorated at closing, and ten foot Public Utility and Drainage Easements as shown on Plat recorded in Book 6900, Page 473, in the Registers Office for Davidson County, Tennessee.

Grantor does further covenant and bind itself, its successors and assigns, 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 Grantor's hand effective this 30 day of August, 1990.

GRANTOR:
DUKE ASSOCIATES NO. 54 LIMITED PARTNERSHIP, an Indiana Limited Partnership

By: Duke Associates III Limited Partnership, General Partner

By: Fiver Limited Partnership, General Partner

By: _____
Darell E. Zink, Jr.
General Partner

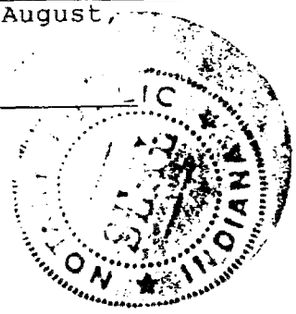
STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, Norma J. Wolf, a Notary Public of the State and County aforesaid, personally appeared Darell E. Zink, 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 General Partner of Fiver Limited Partnership, General Partner of Duke Associates III Limited Partnership, which is General Partner of Duke Associates No. 54 Limited Partnership, the above named Grantor, a Limited Partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose contained therein by signing the name of the said Grantor by the General Partner as set forth herein.

Witness my hand and seal at office in Indianapolis, Indiana, this 30 day of August, 1990.

My Commission Expires:
1-16-94

Norma J. Wolf
Notary Public



1523z

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Haywood Oaks-South as of record in Book 6900, page 743, Register's Office for Davidsn County, Tennessee, described according to a survey made by Ragan-Smith-Murphy and Associates, Inc., dated May 10, 1989, as follows:

TRACT 2

PROPERTY DESCRIPTION

Beginning at an iron pin set on the north right of way line of Haywood lane at the southeast corner of Lot 1, Vernon park as recorded in Plat Book 4300, page 43, Register's Office, Davidson County, Tennessee; thence,

1. with the east boundary line of Lot 1, Vernon Park N 12 degrees 40 minutes 00 seconds E, 150.00 feet to an existing iron pin; thence,

2. with the north boundary line of Lot 1, N 75 degrees 00 minutes 00 seconds W 164.99 feet to an iron pin set; thence,

3. with the east right of way line of Ezell Road N 12 degrees 40 minutes 00 seconds E 44.54 feet to an iron pin set; thence,

4. with a line severing Lot No. 1 on the boundary plat of Haywood Oaks-South, as recorded in Plat Book 6900, page 743, Register's Office, Davidson County, Tennessee, S 75 degrees 00 minutes 00 seconds E 209.39 feet; thence,

5. S 12 degrees 40 minutes 00 seconds W 170.68 feet; thence,

6. with the westerly right of way line of Interstate 24 N 65 degrees 12 minutes 02 seconds W 33.73 feet to an iron pin set by a broken concrete monument; thence,

7. S 24 degrees 30 minutes 09 seconds W 29.99 feet to an existing concrete monument; thence,

8. N 75 degrees 00 minutes 00 seconds W 5.24 feet to the point of beginning.

TRACT 4

PROPERTY DESCRIPTION TRACT TO COMPENSATE FOR RIGHT OF WAY ACQUISITION

Beginning at an iron pin set on the westerly right of way line of Interstate 24 - Haywood Lane interchange that is S 75 degrees 00 minutes 00 seconds E 5.24 feet, N 24 degrees 30 minutes 09 seconds E 29.99 feet, and S 65 degrees 12 minutes 02 seconds E 33.73 feet from the southeast corner of Lot 1, Vernon Park as recorded in Plat Book 4300, page 43, Register's Office, Davidson County, Tennessee; thence,

1. with a line severing Lot No. 1 on the boundary plat of Haywood Oaks-South as recorded in Plat Book 6900, page 743, Register's Office, Davidson County,

Tennessee, N 12 degrees 40 minutes 00 seconds E 170.68 feet; thence,

2. S 75 degrees 00 minutes 00 seconds E 13.56 feet to an iron pin set; thence

3. S 12 degrees 40 minutes 00 seconds W 173.04 feet to an iron pin set; thence,

4. with the westerly right of way line of Interstate 24, N 65 degrees 12 minutes 02 seconds W 13.86 feet to the point of beginning.

Being Part of the property conveyed to Duke Associates No. 54 Limited Partnership, an Indiana limited partnership by Special Warranty Deed from Pattie B. Vernon, a widow of record in Book 8044, page 591, said Register's Office.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT A
PAGE 1 OF 1

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8190 PAGE 326

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	150000.00
CON TX	495.00
PRFEE	1.00
WDEED	12.00
TOTAL	508.00
CHECK	508.00

09/06/90 01 11123 0001 6481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55261

IDENTIFICATION

SEP 6 11 22 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 353162