38

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Lincoln National Life Insurance Company 1300 South Clinton Street P. O. Box 1110 Fort Wayne, Indiana 46801 Attn: Real Estate Asset Management	Map 26 Parcel 3	New Owner with reference to LNL PA 5673

This instrument prepared by: Boult, Cummings, Conners & Berry (JRH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GOODLETTSVILLE WAREHOUSE PROPERTIES**, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **THE LINCOLN NATIONAL LIFE INSURANCE COMPANY**, an Indiana corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), together with all of Grantor's right, title and interest, if any, in and to the Improvements and fixtures located thereon.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters as shown on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as Space Park North Industrial Park, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this 1st day of September, 1992.

Notary Public
My Commission Expires: 1/25/95

JOHN R. HAYNES NOTARY PUBLIC STATE OF TENNESSEE LARGE

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of September, 1992.

GOODLETTSVILLE WAREHOUSE PROPERTIES,
a Tennessee joint venture

By: _____
Thomas K. Sanders, Sr., Member of
Management Committee

By: _____
John T. Dugger, Jr., Member of
Management Committee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, Notary Public, Thomas K. Sanders, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is a member of the Management Committee of Goodlettsville Warehouse Properties, a Tennessee joint venture, and is authorized to execute the within instrument on behalf of Goodlettsville Warehouse Properties.

WITNESS my hand, at office, this 1st day of September, 1992.

_____
Notary Public John R Haynes

My Commission Expires: 11/21/95

JOHN R. HAYNES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R Haynes, Notary Public, John T. Dugger, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is a member of the Management Committee of Goodlettsville Warehouse Properties, a Tennessee joint venture, and is authorized to execute the within instrument on behalf of Goodlettsville Warehouse Properties.

WITNESS my hand, at office, this 1st day of September, 1992.

_____
Notary Public John R. Haynes

My Commission Expires: 11/21/95

JOHN R. HAYNES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

wp:lblspswd2

EXHIBIT A

Property Description

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Parcel 3 on Tax Map 26 Metropolitan Nashville, Davidson County, Tennessee tax maps and also being Lot No. 1 and Reserved Parcel "A" on final plat Space Park North as of record in Book 5200, page 121, R.O.D.C., Tennessee and Lot No. 1 and Reserved Parcel "A", being more particularly described together as follows:

Beginning at an existing iron pin at the intersection of the easterly right-of-way line of South Cartwright Street and the westerly right-of-way line of Interstate 65, said pin being 2,248 feet, more or less, southerly from the southerly right-of-way line of Long Hollow Pike as measured along the easterly right-of-way line of South Cartwright Street; thence,

1. With the westerly right-of-way line of Interstate 65, a controlled access right-of-way, S 21° 28' 49" E, 128.73 feet to an existing highway concrete monument; thence,

2. Continuing with right-of-way of I-65 S 21° 22' 57" E, 397.31 feet to an existing concrete highway monument; thence,

3. Continuing with the right-of-way of I-65 S 21° 12' 38" E, 67.41 feet to an existing iron pin, northeast corner of Parcel 70 on Tax Map 26 owned by Maxine Sadler as of record in Will Book 158., page 7, R.O.D.C., Tennessee; thence,

4. With the north line of Sadler, an old fence line, S 84° 29'32" W, 240.02 feet to an iron pin set, northwest corner of Sadler; thence,

5. With the westerly line of Sadler, an old fence line, S 9° 01' 40" W, 2003.51 feet to an existing iron pin; thence,

6. Continuing with the line of Sadler S 77° 00' 23" W, passing an existing concrete monument at 358.18 feet, a total of 376.75 feet to an iron pin set on the easterly right-of-way line of CSX Transportation, Inc. railroad, formerly Louisville & Nashville Railroad Company; thence,

7. With the easterly right-of-way line of CSX railroad, as established and set out in Quitclaim Deed from L. & N. Railroad Company to Goodlettsville Warehouse Properties, a Joint Venture, recorded in Book 5375, page 589, R.O.D.C., Tennessee and being 50 feet east from the centerline of existing main tract of railroad N 12° 30' 09" W, 2086.70 feet to an existing iron pin, the southwest corner of Northgate Industrial Park Section One as of record in Book 4955, page 102, R.O.D.C., Tennessee; thence,

8. With the south line of Section One Northgate Industrial Park N 77° 29' 47" E, passing westerly right-of-way of South Cartwright Street at 1157.84 feet, a total of 1222.55 feet to an iron pin set on the easterly right-of-way line of South Cartwright Street; thence,

9. With the easterly right-of-way line of South Cartwright Street, with a curve to the left (radius 660.00 feet) northwestwardly a distance of 343.10 feet to the point of beginning and having a chord bearing and distance of N 6° 23' 58" W, 339.248 feet and containing 1,693,346 square feet or 38.874 acres.

Being the same property conveyed to Goodlettsville Warehouse Properties from Northgate Industrial Park, a Joint Venture, by Installment Deed recorded in Book 5348, page 472, R.O.D.C., Tennessee.

This description was prepared using an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc. dated June 18, 1992, last revised August 20, 1992, Job No. 84-147 and certified by John D. Spry, RLS 727, 315 Woodland Street, Nashville, Tennessee 37206.

wp:JRHexaspn

EXHIBIT B

Permitted Encumbrances

1. State and County taxes for the year 1992, a lien, but not yet due and payable.

2. City taxes for the year 1992, a lien, but not yet due and payable.

3. Restrictive covenants contained in an instrument of record in Book 5069, page 633, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of Space Park North of record in Plat Book 5200, page 121, Register's Office for Davidson County, Tennessee.

5. Easement to The Metropolitan Government of Nashville and Davidson County of Tennessee of record in Book 7231, page 347, Register's Office for Davidson County, Tennessee.

6. Easement to Madison Suburban Utility District of record in Book 4377, page 97, Register's Office for Davidson County, Tennessee.

7. Order for a right of way of record in Book 7363, page 795, Register's Office for Davidson County, Tennessee.

8. Rights of tenants, as tenants only, in possession under unrecorded leases.

9. Lease Agreement of record in Book 7005, page 769, Register's Office for Davidson County, Tennessee.

10. All matters appearing on the ALTA/ACSM Land Title Survey dated June 18, 1992, last revised August 10, 1992, by Ragan-Smith-Associates, Inc., Roger H. Fuqua, Tennessee License No. 502, including, but not limited to the following:

    A. Encroachment by Curb onto the 50-foot ingress-egress easement at several points;

    B. Encroachment by concreted area at Building 6 over and across the easement granted NES of record in Book 7231, page 347, Register's Office for Davidson County, Tennessee;

    C. Encroachment by graveled area onto the 60-foot Public Utilities easement along the westerly side of Buildings 5 and 6, and onto the Railroad right-of-way; and

    D. Billboard located in the southerly line near the Reserved Parcel "A" a lease for which is of record in Book 7901, page 595, Register's Office for Davidson County, Tennessee.

4156.3
IDENTIFT REFERENCE
SEP 1 12 33 PM '92
DAVIDSON COUNTY, TN
2054 09/01 0101 03CHECK 3721.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8717 PAGE 225

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
				1000000.00
				CON TX 3700.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 3721.00
				CHECK 3721.00
			09/01/92 01	12:34 0001 2054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4156.3

IDENTIFICATION REFERENCE

SEP 1 12 33 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 565751