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BOOK 9045 PAGE 433

FROM: Kenneth M. Campia, C. Gary Gerst, Robert C. Spoerri and Stuart L. Scott, not personally but solely as Trustees of LaSalle Fund II, a Group Trust

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
SUITE 1900
424 CHURCH STREET
NASHVILLE, TN 37219

TO: System Realty Nine, Inc.

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
System Realty Nine, Inc. 45 Milk Street Boston, MA 02109 Attn: Michael A. Ruane	SAME	17-29 183-28

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is $5,295,000.00.

Linda L. Pace
Affiant

"OFFICIAL SEAL"
[illegible]
Notary Public, State of Illinois
My Commission Expires Dec. 12 1996

Subscribed and sworn to before me, this the 9TH day of AUGUST, 1993.

Mary Ellen Hogan
Notary Public

My Commission Expires: DECEMBER 12, 1996

8997 08/12 0101 03CHECK 19628.50

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KENNETH M. CAMPIA, C. GARY GERST, ROBERT C. SPOERRI and STUART L. SCOTT, not personally but solely as Trustees of LASALLE FUND II, a Group Trust** (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **SYSTEM REALTY NINE, INC., a Virginia corporation** (hereinafter called the "GRANTEE"), GRANTEE's successors and assigns, all of GRANTOR's interest in certain tracts or parcels of land in Davidson County and Rutherford County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN ADDITION, FOR AND IN CONSIDERATION OF the sum of No Dollars ($--0--), GRANTOR has bargained and sold, and by these presents does transfer, quitclaim and convey unto GRANTEE, all of GRANTOR's right, title and interest, if any, in and to certain tracts or parcels of land in Davidson County and Rutherford County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

51353
IDENTIF. & REFERENCE

93 AUG 12 AM 10:50

REGISTER
DAVIDSON COUNTY, TN.

77529.1-A 8/6/93

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed effective as of the 9TH day of August, 1993.

GRANTOR:

KENNETH M. CAMPIA, C. GARY GERST, ROBERT C. SPOERRI and STUART L. SCOTT, not personally but as Trustees under that certain Declaration of Trust, dated October 1, 1983, creating LASALLE FUND II, a Group Trust, acting through its agent and manager:

LASALLE ADVISORS LIMITED

By: Linda L. Pace

Title: VICE-PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, MARY ELLEN HOGAN, a Notary Public of the State and County aforesaid, personally appeared LINDA L. PACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HERself to be VICE PRESIDENT of LASALLE ADVISORS LIMITED and as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing HER name as LINDA L. PACE.

Witness my hand and seal, in COOK Co, ILLINOIS, this 9TH day of August, 1993.

"OFFICIAL SEAL"
MARY ELLEN HOGAN
Notary Public, State of Illinois
My Commission Expires Dec. 12 1996

Mary Ellen Hogan
Notary Public

My commission expires: DECEMBER 12, 1996

SPECIAL WARRANTY PROPERTY DESCRIPTION

TRACT 1:

A tract of land in the Third Civil District of Rutherford County, Tennessee, and in the Second Civil District of Metro Nashville - Davidson County, Tennessee, more fully described as follows:

Beginning at a point on the westerly right-of-way line of Heil Quaker Boulevard, a 60-foot road, that is 1191.31 feet, as measured along said line, southerly from the southerly end of the westerly return curve at the intersection of Heil Quaker Boulevard and Firestone Parkway, an 80-foot road. Said point of beginning is referenced by a P.K. nail in the concrete curb of a box culvert that is N 60° 31' 27" E, 4.0 feet from the point and proceeding as follows:

1. Southeastwardly with the westerly right-of-way line of Heil Quaker Boulevard and a 909.95' radius curve to the left 590.36 feet to an existing iron pin, said curve has a chord bearing and distance of S 38° 36' 36" E, 580.06; thence,

2. S 57° 12' 49" E, 634.96 feet to an existing iron pin in concrete; thence,

3. With a 4582.75-foot radius curve to the right 1256.24 feet to an existing iron pin by an existing concrete monument, said curve has a chord bearing and distance of S 49° 20' 03" E, 1252.31; thence,

4. Leaving said boulevard with the northwesterly line of Interchange City Industrial Park Section XXXII as recorded in Book 8, page 100, Register's Office for Rutherford County, Tennessee, S 51° 18' 43" W, 705.11 feet to an existing iron pin by an existing concrete monument on the northeasterly right-of-way line of Interstate Highway 24; thence,

5. With I-24, N 45° 00' 37" W, 2238.05 feet to a point on the east line of property devised to Mary King by Will of G. W. Johnson, deceased, of record in Will Book 49, page 241, County Court for Davidson County, the said Mary King having since died, leaving as her heir-at-law, Isabella Wilson; thence,

6. With Wilson's east line N 2° 35' 23" E, 135.45 feet to an iron pin set at the southeast corner of a tract conveyed to McDowell Development Corp. by deed recorded in Book 4623, page 902, Register's Office for Davidson County, Tennessee; thence,

7. With the south line of said tract N 45° 00' 37" W, 160.22 feet to an iron pin set on the southeast line of Interchange City Industrial Park Section XXIX recorded in Book 5210, page 350, Register's Office for Davidson County, Tennessee; thence,

8. With said line N 60° 31' 27" E, 453.40 feet to the point of beginning and containing 33.288 acres more or less.

Being the same property conveyed to Kenneth M. Campia, C. Gary Gerst, Stuart L. Scott and William D. Sanders, not personally but solely as Trustees of LaSalle Fund II, a group trust, by Deed from Interchange City Associates, Ltd., of record in Book 7284, page 716, Register's Office for Davidson County, Tennessee, and in Book 385, page 691, Register's Office for Rutherford County, Tennessee.

PERMITTED EXCEPTIONS
TO SPECIAL WARRANTY PROPERTY DESCRIPTION

The above property is conveyed subject to the following:

1. 1993 real estate taxes for Metropolitan Government for Nashville and Davidson County and Rutherford County, Tennessee.

2. Restrictive Covenants contained in an instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee, and in Book 217, page 402, Register's Office for Rutherford County, Tennessee.

3. Colonial Pipeline Company Easement of record in Book 3616, page 445, Register's Office for Davidson County, Tennessee.

4. Sewer easement rights of record in Deed Book 337, page 509, in the Register's Office for Rutherford County, Tennessee, and in Book 6381, page 227, Register's Office for Davidson County, Tennessee.

5. Easement of record in Deed Book 122, page 528, Register's Office for Rutherford County, Tennessee.

6. Memorandum of Lease dated May 23, 1990, between the Trustees of LaSalle Fund II, a Group Trust, Landlord, and Nuturn Corporation, Tenant, of record in Book 8120, page 87, Register's Office for Davidson County, Tennessee, and in Book 683, page 234, in the Register's Office for Rutherford County, Tennessee.

7. All matters shown on the survey of Ragan-Smith-Associates, Inc. dated July 15, 1993.

EXHIBIT B

QUITCLAIM PROPERTY DESCRIPTION

TRACT 1 (Map-Parcel 17-29)

A tract of land in the 3rd Civil District of Rutherford County, City of Lavergne, Tennessee, lying between Heil-Quaker Boulevard and Interstate 24 and being more particularly described as follows:

Beginning at an existing iron pin in the southerly right-of-way line of Heil-Quaker Boulevard (60-foot R.O.W.) that is 2473.08 feet south of the south end of the southeasterly return curve at the intersection of Heil-Quaker Boulevard and Firestone Parkway (80-foot R.O.W.) as measured along the southerly right-of-way line of Heil-Quaker Boulevard and proceeding as follows:

8. Southeastwardly with the southerly right-of-way line of Heil-Quaker Boulevard, having a **4582.75-foot** radius curve to the right, a distance of **1198.38 feet** to an existing iron pin at the northwesterly property corner of Lot No. 1 as shown on the Final Plat of Interchange City Industrial Park as of record in Plat Book 8, Page 100, Register's Office of Rutherford County, Tennessee; said curve has a chord bearing and distance of **S 50° 30' 15" E, 1194.968 feet**; thence,

9. Leaving said right-of-way line, with the westerly property line of Lot No. 1 - Section 32 - Interchange City Industrial Park, **S 49° 42' 12" W, 705.11 feet** to an iron pin set by an existing concrete highway monument on the northerly right-of-way line of Interstate 24; thence,

10. With the northerly right-of-way line of Interstate 24, **N 46° 30' 38" W, 1114.47 feet** to a chiseled "X" on rock painted; thence,

11. Leaving said right-of-way line, with a new line, **N 43° 22' 16" E, 617.75 feet** to the point of beginning and containing **790,043 square feet** or **18.137 acres**, more or less.

This description was prepared from an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 84-095/4273; dated 7/15/93 and certified by John O. Spry, RLS #727.

PROPERTY TITLE REFERENCE
Being a portion of the same property deeded to LaSalle Fund II by deed of record in Deed Book 385, Page 691, Register's Office of Rutherford County, Tennessee.

TRACT 4 (Map-Parcel 17-29)

A tract of improved land, in the 3rd Civil District of Rutherford County, City of Lavergne, Tennessee, lying between Heil-Quaker Boulevard and Interstate 24 and being more particularly described as follows:

Beginning an iron pin set on the southerly right-of-way line of Heil-Quaker Boulevard (60-foot R.O.W.) that is 1671.01 feet, more or less, south of the south end of the southwesterly return curve at the intersection of Heil-Quaker Boulevard and Firestone Parkway (80-foot R.O.W.) as measured along the southerly right-of-way line of Heil-Quaker Boulevard; said point also being the easterly property corner of a tract of land described as Phase I - Property Description in Memorandum of Lease to Nuturn Corporation as of record in Deed book 8120, Page 87, Register's Office of Davidson County, Tennessee and proceeding as follows:

1. Southeastwardly with the southerly right-of-way line of Heil-Quaker Boulevard, having a **909.95-foot** radius curve to the left, a distance of **110.45 feet** to an existing concrete monument; said curve has a chord bearing and distance of **S 55° 09' 36" E, 110.381 feet**; thence,

2. **S 58°43' 30" E, 635.04 feet** to an existing iron pin; thence,

3. With a **4582.75-foot** radius curve to the right a distance of **56.58 feet** to an iron pin set; said curve has a chord bearing and distance of **S 58° 20' 57" E, 56.583 feet**; thence,

4. Leaving said right-of-way line, with a severance, **S 43° 22' 16" W, 617.75 feet** to a chiseled "X" on rock painted on the northerly right-of-way line of Interstate 24; thence,

5. With the northerly right-of-way line of Interstate 24, **N 46° 30' 38" W, 786.63 feet** to a railroad spike set at the southerly property corner of said Nuturn Corporation Lease Tract; thence,

6. Leaving said right-of-way line, with the southeasterly property line of the said Nuturn Corporation Lease Tract, **N 43° 30' 45" E, 455.19 feet** to the point of beginning and containing **419,297 square feet or 9.626 acres**, more or less.

This description was prepared from an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 84-095/4273; dated 7/15/93 and certified by John O. Spry, RLS #727.

PROPERTY TITLE REFERENCE

Being a portion of the same property deeded to LaSalle Fund II by deed of record in Deed Book 385, Page 691, Register's Office of Rutherford County, Tennessee and Deed Book 7284, Page 716, Register's Office of Davidson County, Tennessee.

TRACT 5 (Map-Parcel Nos. 17-29 and 183-28)
A tract of land, partly in the 3rd Civil District of Rutherford County, City of Lavergne, Tennessee, and partly in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee; lying between Heil-Quaker Boulevard and Interstate 24 and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Heil-Quaker Boulevard (60-foot R.O.W.); said point being witnessed by a P.K. nail in the concrete curb of a box culvert that is **N 59° 03' 37" E, 3.64 feet**; said point is also 1191.31 feet, more or less, south of the south end of the southwesterly return curve at the intersection of Heil-Quaker Boulevard and Firestone Parkway (80-foot R.O.W.) as measured along the southerly right-of-way line of Heil-Quaker Boulevard. Said point also being the easterly property corner of Lot No. 1 - Interchange City Industrial Park Section 29 as of record in Plat Book 5210, Page 350, Register's Office of Davidson County, Tennessee and proceeding as follows:

1. Southeastwardly with the southerly right-of-way line of Heil-Quaker Boulevard, having a 909.95-foot radius curve to the left, a distance of **479.70 feet** to an iron pin set; said curve has a chord bearing and distance of **S 36° 34' 49" E, 474.17 feet**; thence,

2. Leaving said right-of-way line, with a severance and lease line, **S 43° 30' 45" W, 455.19 feet** to a railroad spike set on the northerly right-of-way line of Interstate 24; thence,

3. With the northerly right-of-way line of Interstate 24, **N 46° 30' 38" W, 337.00 feet** to an existing concrete highway monument at the southeasterly corner of property devised to Mary King by Will of G. W. Johnson, deceased, of record in Will Book 49, Page 241, County Court for Davidson County, the said Mary King having since died, leaving as her heir-at-law, Isabella Wilson; thence,

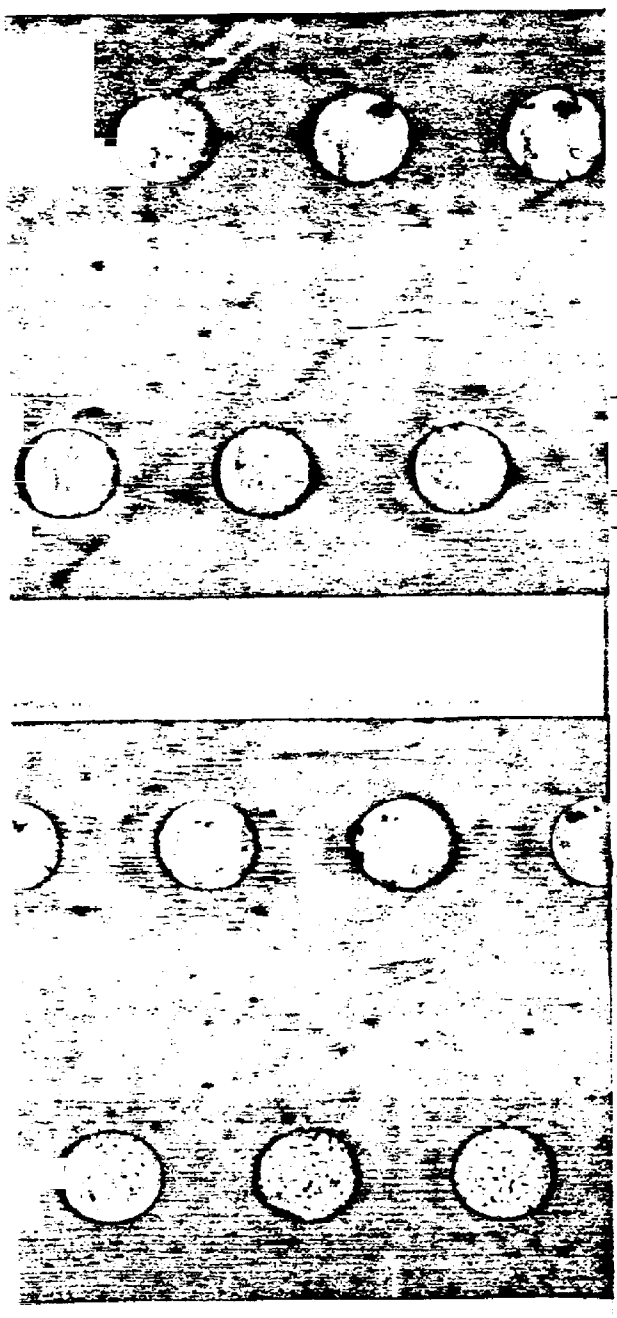
4. Leaving said right-of-way line, with the easterly property line of the Wilson tract, **N 01° 08' 09" E, 135.64 feet** to an existing iron pin; thence,

5. **N 46° 31' 31" W, 160.21 feet** to an existing iron pin in the center of the West Branch of Hurricane Creek, in the southeasterly property line of the said Lot No. 1 - Interchange City Industrial Park Section 29; thence,

6. With the southeasterly property line of Lot 1, **N 59° 03' 37" E, 453.40 feet** to the point of beginning and containing **239,821 square feet or 5.51 acres**, more or less.

This description was prepared from an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 84-095/4273; dated 7-15-93 and certified by John O. Spry, RLS #727.

PROPERTY TITLE REFERENCE
This tract is a portion of the same property deeded to KENNETH M. CAMPIA, C. GARY GERST, ROBERT C. SPOERRI and STUART L. SCOTT, not personally but solely as Trustees of LASALLE FUND II, a Group Trust as of record in Deed Book 385, Page 691, R.O.R.C., Tennessee and in Book 7284, Page 716, R.O.D.C., Tennessee is also all of the same property shown as Exhibit "A", Phase I property description in the memorandum of lease to Nuturn Corporation as of record in Deed Book 8120, Page 87, R.O.D.C., Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9045 PAGE 442

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
5295000.00
CON TX 19591.50
PRFEE 1.00
WDEED 36.00
TOTAL 19628.50
CHECK 19628.50

08/12/93 01 10:51 0001 8997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51353
IDENTIF. ↑ REFERENCE

93 AUG 12 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 685348