Box 47
94-25027

BOOK 9433 PAGE 721

LIMITED WARRANTY DEED

THIS DEED, made and entered into this 4th day of August, 1994, by and between MEAD REALTY GROUP, INC., an Ohio corporation ("Grantor"), and FOSTER BUSINESS PARK, a Tennessee general partnership ("Grantee").

W I T N E S E T H:

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, Grantor does hereby grant and convey unto Grantee, its successors and assigns, with covenants of limited warranty of title, the real property located in the County of Davidson, State of Tennessee and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

This conveyance is expressly made subject to, and there are hereby excepted from the limited warranty covenants, all of the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Grantor for itself, its successors and assigns, covenants that it is lawfully seized and possessed of the Property; that it has a good and lawful right to convey the same; that the Property is free and clear of any lien or encumbrance by Grantor except for the Permitted Exceptions; that it will execute such further assurances of title as may be reasonably required, and that it will warrant and defend the title thereto against the lawful claims of all persons claiming by, through, or under it, but against none other, subject to the Permitted Exceptions.

WITNESS the following signature on the day and year first above written.

Signed and Acknowledged
in the Presence of:

Name: Mary Elizabeth Milburn

Name: Phyllis M. Crabill

GRANTOR

MEAD REALTY GROUP, INC.,
an Ohio corporation

BY: _____
J.D. Fuller
President

Map and parcel:

106-5-95
106-5-96
106-5-97
106-5-124
106-6-37
106-6-38

STATE OF TENNESSEE
DAVIDSON COUNTY
TAX
OHIO

STATE TAX 3156.00

94 AUG 10 PM 2:52
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

80135
IDENTIF. & REFERENCE

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared J.D. Fuller, 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 President of Mead Realty Group, Inc., an Ohio corporation, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, at office, this 4th day of August, 1994.

Notary Public

My Commission Expires:

PHYLLIS M. CRABILL, Notary Public
In and for the State of Ohio
My Commission Expires August 31, 1994

1460.PLF

AFFIDAVIT OF VALUE

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9 day of [illegible], 1994.

STUART JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Nov. 29, 1994

This Instrument Prepared by:
Steven J. Davis
Thompson, Hine & Flory
2000 Courthouse Plaza N.E.
Dayton, Ohio 45401-8801
(513) 443-6533

NAME AND ADDRESS OF PROPERTY OWNER:

Foster Business Park
c/o Tarun Surti
~~414~~ 424 Harding Industrial Drive
Nashville, Tennessee 37211-3106

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL ESTATE TAX:

Foster Business Park
c/o Tarun Surti
~~414~~ 424 Harding Industrial Drive
Nashville, Tennessee 37211-3106

EXHIBIT A

PARCEL I

Land in Nashville, Davidson County, Tennessee, being lots 24 and 25 on the map of A.M. Brown's Land, of record in Plat Book 57, Page 126, Register's Office for said county together with portions of a 10' alley and a 30' strip shown thereon, and lot 3 shown on the Kenuam Subdivision as recorded in Plat Book 8250, Page 53, R.O.D.C., more particularly described as follows:

Beginning in the east right of way of Polk Avenue at the north right of way of the C.S.X. railroad, being the southwest corner of said lot 24, thence along Polk Avenue N 1° 25' 00" E, 148.98 feet; thence leaving said Polk Avenue S 88° 15' 46" E, 137.5 feet to the center of a 10' alley (closed by Metro Council bill no. 91-16-19); thence along said alley N 1° 25' 00" E, 130.31 feet; thence S 87° 31' 35" E, 11.79 feet; thence N 1° 25' 00" E, 18.64 feet; thence S 88° 35' 00" E, 125.71 feet to the west right of way of Cleveland Avenue; thence along Cleveland Avenue S 1° 24' 26" W, 148.23 to the north right of way of C.S.X. railroad; thence along said C.S.X. railroad right of way S 63° 00' 51" W, 312.66 feet to the point of beginning and containing 0.932 acre, more or less.

PARCEL II

Land in Nashville, Davidson County, Tennessee, being part of Lots A & B on the map of the lands of L.P. Hagan, deceased, as of record in Plat Book 843, Page 80, Register's Office for said County and further described as follows:

Beginning at an iron pin in the westerly right of way of Foster Avenue and the southerly right of way of the Seaboard Systems Railroad (Track No. 353); thence along said westerly right of way of Foster Avenue S 1° 25' 00" W, 339.71 feet to an iron pin; thence leaving said westerly right of way N 88° 26' 34" W, 340.02 feet to an iron pin; thence S 1° 25' 00" W, 76.80 feet to an iron pin; thence N 88° 35' 00" W, 290.00 feet to an iron pin in the easterly right of way of Polk Avenue; thence along said easterly right of way N 1° 25' 00" E, 75.00 feet to an iron pin in the aforesaid southerly right of way of the Seaboard Systems Railroad; thence along said southerly right of way N 63° 00' 51" E, 716.23 feet to the point of beginning and containing 2.952 acres, more or less.

PARCEL III

Land in the first civil district of Nashville, Davidson County, Tennessee, being part of lots 67 and 68 on the map of A.M. Brown's Land as recorded in Plat Book 57, Page 126, Register's Office for said county and more particularly described as follows:

Beginning in the westerly right of way of Foster Avenue at its intersection with the north right of way of Seaboard Systems Railroad S 63° 00' 51" W, 163.68 feet; thence N 1° 53' 02" E, 146.78 feet; thence S 88° 58' 00" E, 142.78 feet to the west right of way of Foster Avenue; thence along said Foster Avenue S 1° 25' 00" W, 69.87 feet to the point of beginning and containing 0.36 acre, more or less.

BEING a portion of the same property conveyed to Mead Land Services, Inc., by Deed of Record in Book 7344, page 665, and Book 8311, page 387, Register's Office for Davidson County, Tennessee. The said Mead Land Services, Inc. is now known as Mead Realty Group, Inc. pursuant to the Certificate of Amendment as evidenced by instrument of record in Book 8450, page 623.

EXHIBIT B

PERMITTED EXCEPTIONS OF PROPERTY

a) Real property taxes and assessments, general and special, which are not delinquent.

b) All existing public and private roads and streets (whether dedicated or undedicated).

c) Building codes and zoning ordinances and all other laws, ordinances, regulations, rules and orders affecting the Property.

d) All existing electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines and service lines of any nature now located on, over or under the Property.

e) All easements, covenants, conditions, restrictions and other matters of record, if any.

f) Any loss or claim due to lack of access to all or any part of the Property.

g) Any loss or claim that may arise by reason of or in connection with any indefiniteness or uncertainty in the legal description of the Property as set forth in Exhibit A hereto.

h) All matters which would be disclosed by an accurate survey or inspection of the Property, including. without limitation, those matters set forth in Survey Number 66957-133, last reviewed July 22, 1994, prepared by John Kohl and Company, P.C., Surveyors.

i) Easement(s) to Tennessee Industrial School, as recorded in Book 372, Page 391 of Davidson County, Tennessee records.

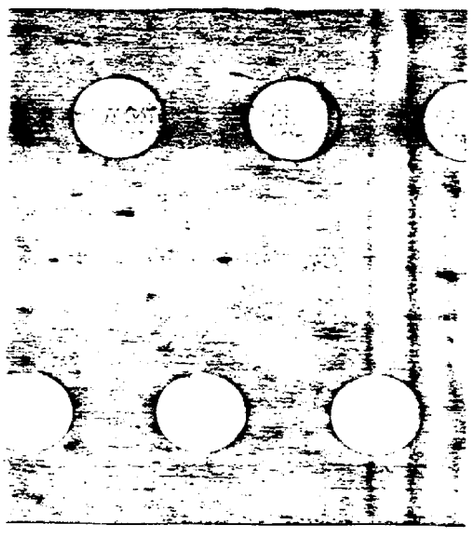
j) Easement(s) to Clement Paper Company, as recorded in Book 1876, page 615 of Davidson County, Tennessee records.

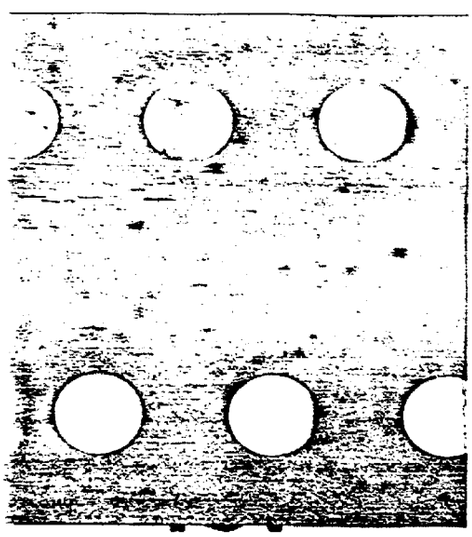
k) Those matters as set forth in Plat recorded in Book 8250, Page 53 of Davidson County, Tennessee records.

l) Easements retained in Metro Ordinance No. 091-1619.

m) Notwithstanding anything to the contrary set forth herein, Grantor makes no representations or warranties whatsoever as to those portions of "Parcel I" of the Property that were vacated by Metro Ordinance No. 091-1619.

1460.PLF





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

RECEIVED OF _____

FOR _____

BOOK 9453 PAGE 726

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
850000.00
CON TX 3145.00
PRFEE 1.00
WDEED 20.00
TOTAL 3166.00
CHECK 3166.00
08/10/94 01 14:52 0001 6750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80135
IDENTIF. # REFERENCE

94 AUG 10 PM 2:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823227