43885

IDENTIF. ↑ REFERENCE 275304
Bk 35

95 MAR 21 PM 12:59

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By
and Please Return To:

Daniel Acosta
Mayer, Brown & Platt
190 South La Salle Street
Chicago, IL 60603

SPECIAL WARRANTY DEED

BOOK 9623 PG 990

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
c/o Security Capital Industrial Trust 14100 East 35th Place, Suite 100 Aurora, Colorado 80011	Same	Tax Map 95-13 Parcel 13

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, TJB Partners, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SCI North Carolina Limited Partnership, a Delaware limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, being Lots 17 and 18 on the Plan of Metropolitan Industrial Park, Resubdivision, Section 7, of record in Book 3842, page 256, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod located in the northern right of way margin of Elm Tree Drive, said point being 323.75 feet east of the centerline of Appleton Drive; thence leaving said right of way, North 27 degrees 58 minutes 00 seconds West, 270 feet to an iron rod; thence North 62 degrees 02 minutes 00 seconds East, 322.67 feet to a PK nail; thence South 27 degrees 58 minutes 00 seconds East, 270 feet to an iron rod in the northerly right of way margin of Elm Tree Drive; thence with said right of way margin, South 62 degrees 02 minutes 00 second West, 322.67 feet to the point of beginning containing 87,121 square feet, or 2.00 acres, more or less.

Being the same real property conveyed to Grantor by deed dated October 31, 1991 from H.W. Hall and Mary Jean Hall of record in Book 8476, page 31, said Register's office.

This is improved property is known as 1914 Elm Tree Drive, Nashville, Tennessee.

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

GRANTOR covenants and binds itself and its successors 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 (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument ~~on this 17th~~ as of the 21st day of March, 1995.

GRANTOR:

TJB PARTNERS, a Tennessee general partnership

By: William L Vallett
William L. Vallett, Jr.
Managing General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William L. Vallett, Sr., a Notary Public, William L. Vallett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing General Partner of TJB Partners, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 17th day of March, 1995.

Michael S Peek
Notary Public

My Commission Expires:

July 25, 1998

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

42088031.1 031395 1437C 94164761

BOOK 9623 PG 992

STATE OF Colorado

COUNTY OF Arapahoe

The actual consideration or value (whichever is greater) for this transfer is $1,110,000.

PAMELA D. PORTER

Affiant

Subscribed and sworn to before me, this 17 day of March, 1995.

Truly Smith

Notary Public

TRULY SMITH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires May 4, 1996

42090866.1 031795 1531C 94164761

BOOK 9623PG993

EXHIBIT A

Permitted Exceptions

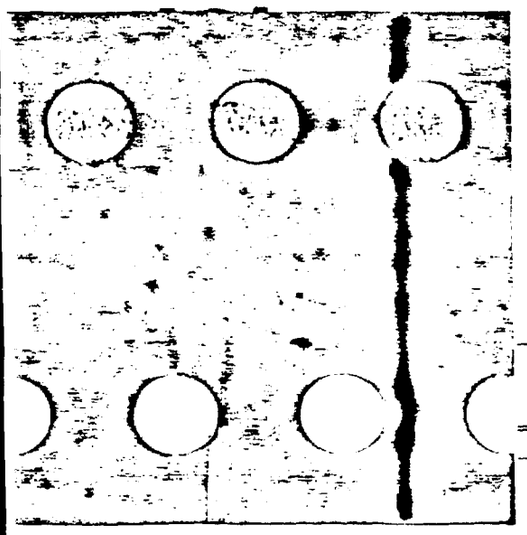
1. Subject to all matters shown on the Plan of record in Book 3842, page 256 in Register's office of Davidson County, Tennessee.

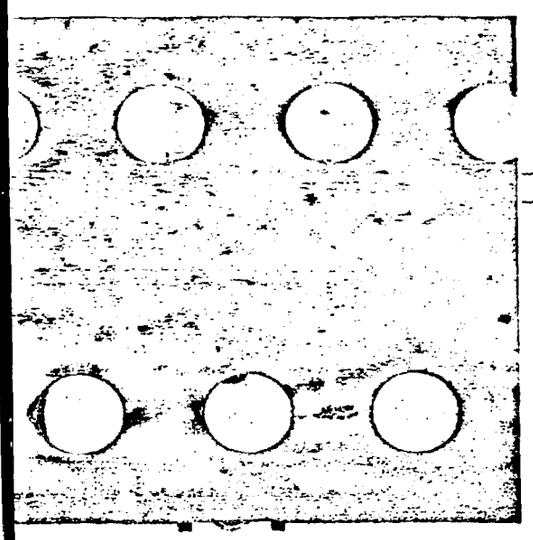
2. Rights of tenants under unrecorded leases, as tenants only.

3. Subject to all matters shown on the survey made by A & A Engineers, Inc., dated January 10, 1995, Job No. 5347-95, and Surveyor's Report of even date, including encroachment of air conditioning unit over eastern boundary line of property and encroachment of grass and concrete ramps into the right of way of Elm Tree Drive.

42088031.1 031395 1437C 94164761

2412 03/21 0101 03CHECK 4124.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9623 PG 994

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 1110000.00	
			CON TX 4107.00	
			PRFEE 1.00	
			TDEED 16.00	
			ERR CO	
			TDEED 16.00-	
			WDEED 16.00	
			TOTAL 4124.00	
			TYPE 4124.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/21/95 01 13:00 0001 2412

43885

IDENTIF. & REFERENCE

95 MAR 21 PM 12:5

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 891986