275305
Bk 35

This Instrument Prepared By
and Please Return To:

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

BOOK 9624 PG 1

SPECIAL WARRANTY DEED

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 107-0 Parcel 2

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, Eastview 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, located on the northerly side of Air Lane Drive, being Lot 13 on the Plan of Metropolitan Industrial Park, Phase 2, Section 18, of record in Book 5190, page 644, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Air Lane Drive, the southeast corner of the herein described tract and the southwest corner to Metropolitan Industrial Park, Phase II, Section Four, of record in Book 5190, page 169, Register's Office for Davidson County, Tennessee, being 1,615 feet, more or less, southerly from Elm Hill Pike; thence with the right of way margin of Air Lane Drive, South 49 degrees 33 minutes 00 seconds West, 96.84 feet to a point; thence with a curve to the right having an interior angle of 26 degrees 20 minutes 49 seconds and a radius of 645.00 feet a distance of 296.6 feet to a concrete monument; thence leaving said right of way with the easterly line of Metropolitan Industrial Park, Phase II, Section Seventeen, North 34 degrees 01 minutes 00 seconds West, 658.99 feet to the southerly line of Metropolitan Industrial Park, Section 48; thence South 87 degrees 17 minutes East, 364.97 feet to a concrete monument, the southwest corner of Metropolitan Industrial Park, Phase II, Section 10; thence North 88 degrees 26 minutes 00 seconds East, 212.03 feet to an iron rod; the northwest corner of Metropolitan Industrial Park, Phase II, Section 4; thence South 20 degrees 40 minutes 00 seconds East, 360.63 feet to the point of beginning, said tract containing 228,130 square feet, or 5.24 acres, more or less, according to the survey dated January 10, 1995, made by A & A Engineers, Inc., Howard W. Anderson, RLS No. 627, Job No. 5346-95.

Being the same real property conveyed to Grantor by deed dated May 27, 1993 from Lochinvar Industries, Inc. of record in Book 8961, page 388, said Register's office.

This is improved property is known as 1870-76 Air Lane 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 2nd~~ as of the 21st day of March, 1995.

GRANTOR:

EASTVIEW 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, Jr., 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 Eastview 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

42088044.1 031395 1438C 94164761

STATE OF Colorado)
COUNTY OF ~~Arapahoe~~

The actual consideration or value (whichever is greater) for this transfer is $2,215,000.

Affiant

Subscribed and sworn to before me, this 12 day of March, 1995.

Notary Public

My Commission Expires:
5-4-96

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

42090865.1 031795 1534C 94164761

EXHIBIT A

Permitted Exceptions

1. Restrictive Covenants contained in an instrument of record in Book 4801, page 240, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

2. Subject to all matters shown on the Plan of record in Book 5190, page 644, in said Register's Office.

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

4. Subject to all matters shown on the survey made by A & A Engineers, Inc., dated January 10, 1995, Job No. 5346-95, and Surveyor's Report of even date.

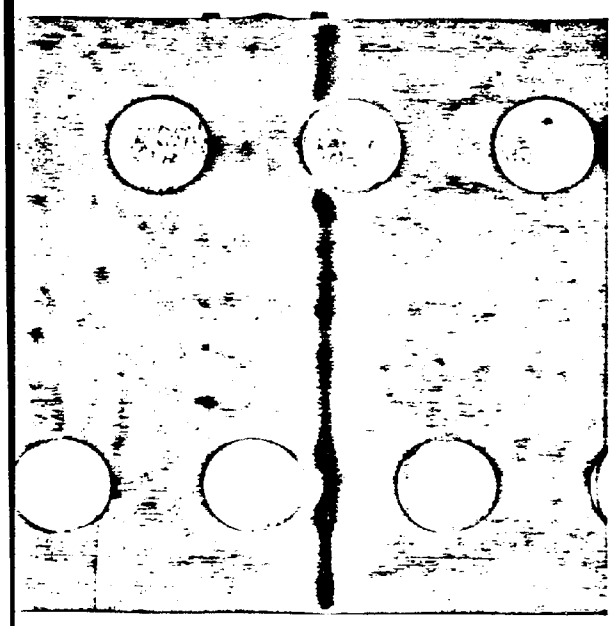
43887
IDENTIF. ↑ REFERENCE

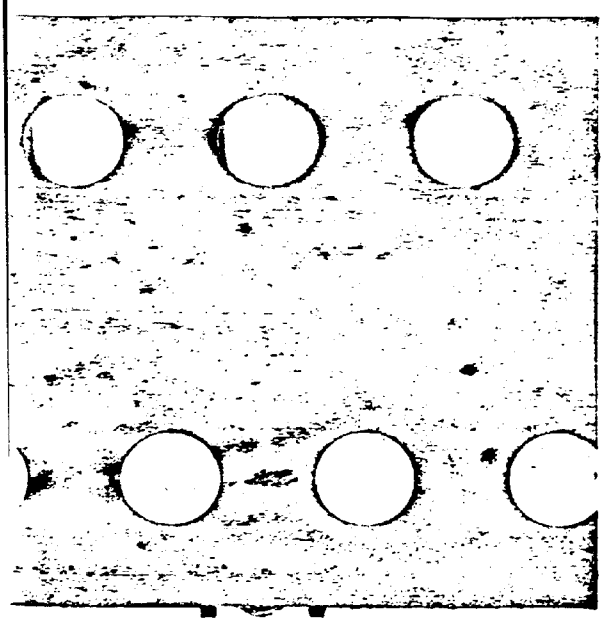
95 MAR 21 PM 1:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

42088044.1 031395 1438C 94164761

2414 03/21 0101 03CHECK 8212.50





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

RECEIVED OF _____

FOR _____

BOOK 9624 PG 5

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
2215000.00
CON TX 8195.50
PRFEE 1.00
WDEED 16.00
TOTAL 8212.50
CHECK 8212.50

03/21/95 01 13:01 0001 2414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43887
IDENTIF. ← REFERENCE

95 MAR 21 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 891988