~~CHICAGO TITLE INSURANCE CO.~~

0187168

IDENTIF. ↑ REFERENCE

This Instrument Prepared by and Return to:

BOOK 10067 PG 507

96 MAY 31 AM 9:05

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Landels Ripley & Diamond, LLP
350 The Embarcadero
San Francisco, CA 94105-1250
Attn: Geoffrey M. Dugan

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MERIDIAN INDUSTRIAL TRUST, INC., a Maryland corporation (which is the successor by merger to MERIDIAN POINT REALTY TRUST IV CO., a Missouri corporation, formerly known as SIERRA CAPITAL REALTY TRUST IV CO., which is the successor by merger to SIERRA CAPITAL REALTY TRUST IV, a California corporation), pursuant to a plan of reorganization, does hereby bargain, sell, remise, release, quit claim and convey unto DFW NINE, A California Limited Partnership,* the following described real estate located in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof.

Last survey prepared by: Ragan-Smith & Associates
License No. 727

* all right, title and interest in

This being the same property conveyed to SIERRA CAPITAL REALTY TRUST IV, a California corporation, by deed recorded in Book 7338, Page 638, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, this instrument has been duly executed this the 17th day of April, 1996.

MERIDIAN INDUSTRIAL TRUST, INC.
a Maryland corporation

By: Robert A. Dobbin

Title: Secretary

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On April 17, 1996 before me, Marcia Lugowski, personally appeared Robert A. Dobbin

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person($) whose name($) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person($), or the entity upon behalf of which the person($) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marcia Lugowski (Seal)

MARCIA LUGOWSKI
Comm. # 1003814
NOTARY PUBLIC - CALIFORNIA
City and County of San Francisco
My Comm. Expires Sept. 1, 1997

I swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $-0-.

Robert A. Dobbin
AFFIANT

Subscribed and sworn to before me this 17th day of April, 1996.

Marcia Lugowski
Notary Public

My Commission Expires:
9/1/97

MARCIA LUGOWSKI
Comm. # 1003814
NOTARY PUBLIC - CALIFORNIA
City and County of San Francisco
My Comm. Expires Sept. 1, 1997

Property Owner's Name and Address:

DFW NINE, A California Limited Partnership
c/o Meridian Industrial Trust, Inc.
455 Market Street, 17th Floor
San Francisco, CA 94105

68224.1

Person or entity responsible for payment of real property taxes:

DFW NINE, A California Limited Partnership
c/o Meridian Industrial Trust, Inc.
455 Market Street, 17th Floor
San Francisco, CA 94105

Tax parcel I.D. No. 183-00-0-054.00

EXHIBIT A

Legal Description

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee lying east of J. P. Hennessy Drive and north of Firestone Parkway and being more fully described by Survey of Ragan, Smith and Murphy & Associates, dated August 5, 1987:

BEGINNING at an iron pin on the east right of way line of J. P. Hennessy Drive at the northwest corner of Lot No. 1 on the Plan of Interchange City Industrial Park, Section "X", as recorded in Book 4675, page 19, Register's Office for Davidson County, Tennessee, said pin is also 3,285.6 feet north of the north right of way line of Firestone Parkway and on the southerly right of way line of a Louisville and Nashville Railroad Spur and proceeding as follows: with the south right of way line of said spur, south 75 degrees 39 minutes 37 seconds east 60.06 feet to an iron pin; thence with a 549.47 foot radius curve to the left 205.07 feet to an iron pin, said curve has a chord bearing and distance of south 86 degrees 21 minutes 07 seconds east 203.789 feet; thence north 82 degrees 57 minutes 23 seconds east 332.59 feet to a point in the center of Hurricane Creek; thence, up stream with the center, south 26 degrees 14 minutes west 973.34 feet to a point, the southeast corner of said Lot No. 1 of Section "X"; thence, north 86 degrees 07 minutes west 265.83 feet to an iron pin in the center of a Louisville and Nashville Railroad Spur; thence north 45 degrees 00 minutes 17 seconds east 135.62 feet to an iron pin in the center of the same spur; thence north 55 degrees 01 minutes 46 seconds west 250.40 feet to a concrete monument on the east right of way line of J. P. Hennessy Drive; thence with said line in a northerly direction and 848.51 foot radius curve to the left 228.14 feet to an iron pin, said curve has a chord bearing and distance of north 23 degrees 32 minutes 10 seconds east 227.453 feet; thence north 15 degrees 50 minutes east 200.15 feet to an iron pin; thence with a 2,261.83 foot radius curve to the right 212.77 feet to the point of beginning, said curve has a chord and distance of north 18 degrees 31 minutes 42 seconds east 212.677 feet, and containing 9.01 acres.

This tract is Lot No. 1 on the Plan of the Resubdivision of Section "X" of Interchange City Industrial Park, as recorded in Book 5210, page 383, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED