CHICAGO TITLE INSURANCE CO.
5401 HARDING PIKE, SUITE 130
NASHVILLE, TN 37205-0916
#

BOOK 10067 PG 511

This Instrument Prepared
by and Return to:

7465 05/31 0101 030HECK 20.00

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

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), 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: Barge, Waggoner, et al.
License No. 1487

* 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 7198, Page 57, 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

96 MAY 31 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0187169
IDENTIF. # REFERENCE

68244.1

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(s) whose name(s) 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(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marcia Lugowski (Seal)

PWR1 MARCIA LUGOWSKI Comm. # 1003814 NOTARY PUBLIC - CALIFORNIA City and County of San Francisco My Comm. Expires Sept. 1, 1997 PWR1

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

PWR1 MARCIA LUGOWSKI Comm. # 1003814 NOTARY PUBLIC - CALIFORNIA City and County of San Francisco My Comm. Expires Sept. 1, 1997 PWR1

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

68244.1

Person or entity responsible for payment
of real property taxes:

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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--0-056.00

EXHIBIT A

Legal Description

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Heil Quaker Boulevard near Corporate Place and of record in Plat Book 6900, page 260, R.O.D.C.T. and described according to a survey by Barge, Waggoner, Sumner & Cannon, William C. Watson, licensed surveyor, dated 4-21-86, last revised 4-3-87, job #10046, to wit, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Heil Quaker Boulevard, said point being South 04° 19' West, 430 feet, more or less, from the centerline of Corporate Place, said point also being the southwesterly corner of Section XI, Interchange City Industrial Park as of record in Book 4675, Page 91, R.O.D.C., and the northwesterly corner of the herein described parcel;

THENCE, leaving said easterly margin of Heil Quaker Boulevard with the southerly line of said Section XI, Interchange City Industrial Park, South 81° 31' East, 503.61 feet to a point, said southerly line also being the centerline of a railroad spur;

THENCE, continuing with said centerline with a curve to the right, 121.00 feet to an iron pin, said curve having a central angle of 06° 03', a radius of 1145.92 feet, a tangent of 60.56 feet and a chord of South 78° 30' East, 120.94 feet;

THENCE, continuing with said centerline, South 75° 28' East, 510.14 feet to an iron pin;

THENCE, leaving said centerline, South 44° 26' West, 455.46 feet to a point;

THENCE, South 08° 30' West, 63.00 feet to a point;

THENCE, North 83° 13' West, 46.71 feet to a point;

THENCE, South 44° 26' West, 121.30 feet to an iron pin;

THENCE, North 81° 31' West, 746.33 feet to an iron pin;

THENCE, North 58° 38' West, 96.23 feet to an iron pin in the easterly margin of Heil Quaker Boulevard;

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

EXHIBIT A. (continued)

Legal Description

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THENCE, with said easterly margin with a curve to the left, 555.17 feet to an iron pin, said curve having a central angle of 27° 03' 00", a radius of 1175.92 feet, a tangent of 282.86 feet and a chord of North 17° 51' East, 550.02 feet;

THENCE, continuing with said easterly margin, North 04° 19' East, 11.32 feet to the point of beginning.

Containing 564,797 square feet or 12.97 acres, more or less.