~~CHICAGO TITLE INS. CO.~~
~~6050 POPLAR AVENUE SUITE 130~~
~~MEMPHIS, TN 38119-3916~~
~~#~~

BOOK 10067 PG 516

This Instrument Prepared
by and Return to:

7466 05/31 0101 03CHECK 20.00

Landels Ripely & 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 7229, Page 409, 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,
a Maryland corporation

By: Robert A. Dobbin

Title: Secretary

96 MAY 31 AM 9:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0187170
IDENTIF. & REFERENCE

68245.1

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)

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

68245.1

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--0-059.00

EXHIBIT A

Legal Description

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Heil-Quaker Boulevard and Corporate Place, being Lot Number One, as shown on the plan of Interchange City Industrial Park, Section XI, as of record in Book 4675, Page 91, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Heil-Quaker Boulevard, said point being S 04° 19' W, 430.0 feet from the centerline of Corporate Place, as measured along said easterly margin, said point also being the northwesterly corner of Lot Number One, as shown on the plan of Second Revision, Interchange City Industrial Park, Section XIII as of record in Book 6900, Page 260, Register's Office of Davidson County, and the southwesterly corner of the herein described parcel;

THENCE, with said easterly margin N 04° 19' E, 375.52 feet to a point;

THENCE, continuing with said easterly margin with a curve to the right 38.75 feet to a point in the southerly margin of Corporate Place, said curve having a central angle of 88° 48', a radius of 25.00 feet, a tangent of 24.48 feet and a chord of N 48° 43' E, 34.98 feet;

THENCE, with said southerly margin S 86° 53' E, 476.78 feet to a point;

THENCE, continuing with said southerly margin with a curve to the right 83.78 feet to a point, said curve having a central angle of 05° 40' 12", a radius of 846.60 feet, a tangent of 41.92 feet and a chord of S 84° 02' 54" E, 83.75 feet.

THENCE, leaving said southerly margin with the westerly line of property conveyed to Interchange City Associates, Ltd., by deed of record in Book 6381, Page 227, Register's Office of Davidson County, S 08° 29' W, 450.62 feet to a point in the northerly line of Lot Number One as shown on the plan of Second Revision Interchange City Industrial Park, Section XIII as of record in Book 6900, Page 260, Register's Office of Davidson County, Tennessee;

THENCE, with said northerly line with a curve to the left 50.14 feet to a point, said curve having a central angle of 02° 30' 25", a radius of 1145.92 feet, a tangent 25.07 feet, and a chord of N 80° 15' 47" W, 50.14 feet;

THENCE, continuing with said northerly line N 81° 31' W, 503.61 feet to the point of beginning.

Containing 242,402 square feet, or 5.56 acres, more or less.