~~File Box 24~~

Deed Prepared By: John R. Gaskin, Vice President and General Counsel
Duke Realty Investments, Inc., 8888 Keystone Crossing, Suite 1200
Indianapolis, Indiana 46240

BOOK 10245 PG 239

ADDRESS NEW OWNER:
QUANTUM REALTY PARTNERS LIMITED PARTNERSHIP
C/O ARCHON GROUP
600 E. LAS COLINAS BLVD., SUITE #1900
IRVING, TX 75039

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 104-2
PARCELS 206/409/410

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, DUKE REALTY LIMITED PARTNERSHIP, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto QUANTUM REALTY PARTNERS LIMITED PARTNERSHIP, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I - Map 104-2 Par. 409
BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of West End Circle and being Lot No. 2, as shown on the Plan of Resubdivision of Lot No. One, One American Center, of record in Book 6250, Page 791, Register's Office for Davidson County, Tennessee.

TRACT II - Map 104-2 Par. 410
BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of West End Circle at Thirty First Avenue, North, and being Lot No. 3, as shown on the Plan of Resubdivision of Lot No. One, One American Center, of record in Book 6250, Page 791, Register's Office for Davidson County, Tennessee.

TRACT III - Map 104-2 Par. 206
BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of West End Circle and being Reserve Parcel "A", as shown on the Plan of One American Center, of record in Book 6250, Page 387, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared by William C. Watson, Registered Land Surveyor, Tennessee License No. 1487, Barge, Waggoner, Summer and Cannon, 162 Third Avenue North, Nashville, Tennessee 37201.

Being the same property conveyed to DUKE REALTY LIMITED PARTNERSHIP by deed from DUKE ASSOCIATES NO. 66 LIMITED PARTNERSHIP of record in Book 7912, Page 169, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3101/3121 West End Cr./Hillcrest Pl., Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said QUANTUM REALTY PARTNERS LIMITED PARTNERSHIP, its successors and assigns, forever; and DUKE REALTY LIMITED PARTNERSHIP covenants and binds itself and its successors and representatives, to warrant specially and defend the title against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

In witness whereof, the Grantor has caused this instrument to be signed by an Officer, duly authorized by the Board of Directors of the General Partner on behalf of the Partnership, this the 31st day of October, 1996.

DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Investments, Inc.,
its general partner

By: _____
Richard W. Horn,
Vice President Acquisitions

BOOK 10245 PG 241

STATE OF Indiana)
)SS:
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Richard W. Horn, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President, Acquisitions of Duke Realty Investments, Inc., a corporation that is the general partner of Duke Realty Limited Partnership, the within named bargainor, a limited partnership, and is authorized by the corporation, the corporation being authorized by the limited partnership, to execute this instrument on behalf of the corporation as the general partner of the limited partnership.

Witness my hand, at office, this 31st day of October, 1996.

Gina L. Longere
Notary Public

My Commission Expires: 3/12/00

STATE OF Indiana)
)SS:
COUNTY OF Marion)

BOOK 10245 PG 242

The consideration for this transfer or value of the property, whichever is greater, is $3,500,000.00

AFFIANT

Subscribed and sworn to before me
this 31st day of October, 1996.

Dina L. Longacre
NOTARY PUBLIC
My Commission Expires: 3/12/00

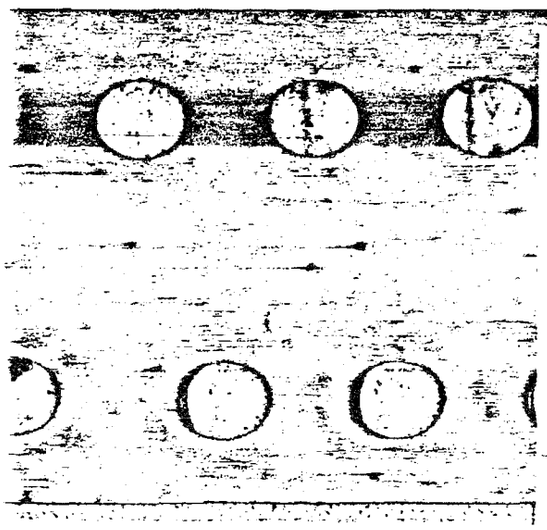
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02422 73
IDENTIF. & REFERENCE

96 NOV -1 AM 8:44
FELIX Z. GILLIAM, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9678 11/01 01:01 03CHECK 12957.00



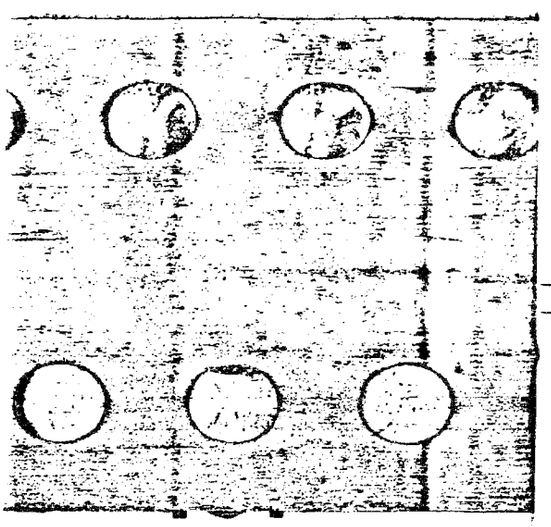
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10245 PG 243

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 3500000.00
CON TX 12950.00
PRFEE 1.00
WDEED 16.00
TOTAL 12967.00
CHECK 12967.00

11/01/96 01 08:45 0001 6678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242273
IDENTIF. ↑ REFERENCE

96 NOV -1 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083619