BOOK 10525 PG 304

SPECIAL WARRANTY DEED

TO: MDN/JSC Limited Partnership

FROM: DARLENE WOOD, TRUSTEE

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, 19th Floor
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Number 94-0
MDN/JSC Limited Partnership c/o Meridian Industrial Trust, Inc. 455 Market Street, 17th Floor San Francisco, CA 94105	Same	Parcel Number 90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,014,850.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 10th day of July, 1997.

Denise M. Lauderdale
Notary Public

My Commission Expires: 3/25/2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is

hereby acknowledged, **Darlene Wood, Trustee** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **MDN/JSC Limited Partnership**, a California limited partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the following:

1997 taxes to Davidson County, a lien, but not yet due and payable, on all four tracts

Tract I:

1. Subject to an easement for Sanitary Sewers and/or Storm Drainage purposes of record in Book 3770, page 263.

2. Subject to a powerline easement held by T.V.A. of record in Book 1205, page 41.

Tract II:

1. Subject to an overhead line easement of record in Book 8208, page 591.

2. Subject to easements for Sanitary Sewers and/or Storm drainage purposes of record in Book 9224, page 331, and Book 9565, page 723.

3. Subject to a deed of conveyance of record in Book 9698, page 128 from Darlene Wood, Trustee to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services conveying certain sanitary sewer lines described as a 682' of 8" sanitary sewer line in the vicinity of Lebanon Road and Old Lebanon Road to serve Lellyette and Rogers Printers, all as more particularly shown by plans on file in the office of the Director of Water Services. Said plans being designated as Project No. 94-SL-117.

Tract III:

1. Subject to an overhead easement of record in Book 8208, page 593.

2. Subject to right-of-way easements of record in Book 3643, page 437 and in Book 4947, page 533.

Tract IV:

1. Subject to an overhead line easement of record in Book 8208, page 588.

2. Subject to right-of-way easements of record in Book 3643, page 39 and in Book 5041, page 335.

This is improved property, located at 1703-1721 Lebanon Pike Circle, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of July, 1997.

GRANTOR:

Darlene Wood Trustee

DARLENE WOOD, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, DARLENE WOOD, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of July, 1997.

Denise M. Laumeyer

Notary Public

My Commission Expires: 3/25/2000

3089 07/11 0101 03 MEM 3.71.9

97 JUL 11 AM 8:42

REGISTER
DAVIDSON COUNTY, TN

0325061

IDENTIF. ↑ REFERENCE

BOOK 10525 PG 307

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described according to a survey prepared by Raymond E. Binkley, Tenn. RLS No. 714, Jordan Engineering Development, Inc., Mt. Juliet, TN, dated March 26, 1997, Job No. ARJ-96-4A, as follows:

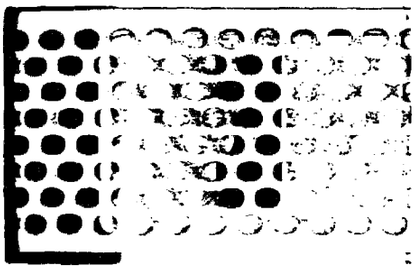
Beginning at an iron rod set in the south margin of Lebanon Pike Circle, said point being south 83 degrees 41 minutes 01 seconds east a distance of 87.36 feet from an existing fire hydrant, said point of beginning being further described as being south 41 degrees 12 minutes 48 seconds west a distance of 50.00 feet from the northeast corner iron rod of the Tom Beasley original tract.

Thence from point of beginning south 14 degrees 07 minutes 54 seconds east a distance of 19.5 feet to an iron rod, thence south 01 degree 11 minutes 34 seconds west a distance of 382.09 feet to an iron rod, thence south 08 degrees 06 minutes 52 seconds west a distance of 428.39 feet to an iron rod, thence north 86 degrees 27 minutes 08 seconds west a distance of 253.20 feet to an iron rod, thence north 63 degrees 56 minutes 24 seconds west a distance of 387.70 feet to an iron rod, thence north 81 degrees 48 minutes 40 seconds west a distance of 68.89 to an iron rod, thence north 66 degrees 56 minutes 06 seconds west a distance of 61.22 feet to an iron rod, thence north 04 degrees 12 minutes 13 seconds east a distance of 516.55 feet to an existing iron rod in the south margin of Lebanon Pike Circle Right of Way, said point is south 81 degrees 28 minutes 05 seconds west a distance of 671.91 feet from said fire hydrant, thence along said margin south 60 degrees 33 minutes 54 seconds east a distance of 25.34 feet to an existing iron rod, thence along a curve having a radius of 808.02 feet, a distance of 89.99, a chord bearing of south 65 degrees 45 minutes 07 seconds east a distance of 89.91 feet to an existing iron rod, thence along a radius curve of 608.02 feet a distance of 369.02 feet, a chord bearing of south 85 degrees 22 minutes 40 seconds east, a distance of 363.38 feet to an existing iron rod; thence along a curve with a radius of 608.02, a distance of 335.49 feet, a chord bearing of north 59 degrees 22 minutes 37 seconds east a distance of 331.25 feet to an iron rod, said iron rod being the point of beginning, containing 10.52 acres, more or less.

The above described parcel being a portion of the Tom Beasley property lying along and south of Lebanon Pike Circle, as shown on Property Tax Map 94, Parcel 90, containing 15.3 acres more or less.

Being part of the same property conveyed to Darlene Wood, Trustee, with power to sell, convey or mortgage without joinder of any beneficiary, by the following deeds: from Thomas W. Beasley, of record in Book 8533, page 984, Register's Office for Davidson County, Tennessee; by deed from William Boyd Adams and wife, Dorothy Ann Adams, of record in Book 7894, page 436, Register's Office for Davidson County, Tennessee; by deed from Nashville Auction & Realty Company, Inc., of record in Book 8533, page 982, Register's Office for Davidson County, Tennessee, and by deed from W. B. Adams and T. W. Shoulders, of record in Book 9270, page 297, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

FOR _____

BOOK 10525 PG 308

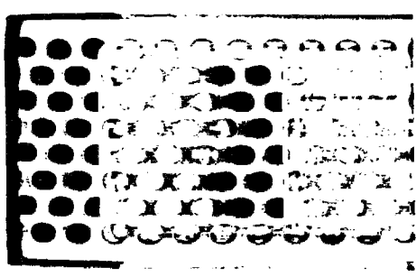
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1014850.00
CON TX 3754.95
PRFEE 1.00
TDEED 16.00
ERF: CO
TDEED 16.00-
MTGE 16.00
TOTAL 3771.95
CHECK 3771.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/97 01 08:43 0001 3089



0325061
IDENTIF. # REFERENCE

97 JUL 11 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1172837