Box 49

BOOK 10887 PG 776

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Duke Realty Limited Partnership c/o Duke Realty Investments 25 Century Boulevard Nashville, TN 37214 Attn: James E. Loyd	Map 95, part of Parcel 31 Map 107-3, Parcel 11 Map 107-3, Parcel 12	Duke Realty Limited Partnership c/o Duke Realty Investments 25 Century Boulevard Nashville, TN 37214 Attn: James E. Loyd
This instrument prepared by: Laura E. Hannusch Pillsbury Madison & Sutro LLP P.O. Box 7880 San Francisco, CA 94120-7880		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SHORENSTEIN REALTY INVESTORS TWO, L.P., a California limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership (the "Grantee"), and the Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Schedule A, which is attached hereto and incorporated herein by reference, together with any and all improvements thereon (such land and improvements being collectively referred to as the "Property").

STATE OF California)
: ss.:
COUNTY OF San Francisco)

The actual consideration or value, whichever is greater, for this transfers is $ 3,000,000.00

John S. Grassi
_____, Affiant

Subscribed and sworn to before me this 10th day of April, 1998

MARGARET A. LEAHY
COMM. #1175326
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Mar. 5, 2002

Margaret A. Leahy
Notary Public

12717291
37731 GK

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances and other matters described in Schedule B, which is attached hereto and incorporated herein by reference.

The Property is unimproved property, known as 26 Century Boulevard, 645 Ermach Drive and 701 Ermach Drive in Nashville.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, to the Grantee and the Grantee's successors and assigns, forever.

The Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Schedule B.

The Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee and the Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under the Grantor (other than persons claiming by, through or under the Grantee), except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of this 15 day of April, 1998.

SHORENSTEIN REALTY INVESTORS TWO, L.P., a California limited partnership

By SRI INVESTORS TWO, L.P., a California limited partnership, its General Partner

By SHORENSTEIN COMPANY, L.P., a California limited partnership, its General Partner

By SHORENSTEIN MANAGEMENT, INC., a California corporation, its General Partner

By _____

Its **Vice Chairman**

12717291

Schedule A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Revision of the Resubdivision of Century City West, as shown on plat of record in Plat Book 9700, pages 572 & 573, in the Register's Office of Davidson Company, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Shorenstein Realty Investors Two, L.P., by Deed of Record in Book 9903, page 621, Register's Office for Davidson County, Tennessee.

Schedule B

PERMITTED EXCEPTIONS

1998 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 107-3-11, 107-3-12 and part of 95-0-31.

Permit to install Low level Wind Shear Alert on Lot 28 granted to FAA in Book 5719, Page 548, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements, lien for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6504, Page 723, amended in Book 8048, Page 30, and in any allied instrument(s) referred to in said restrictions.

All matters shown on Plat recorded in Book 9700, Page 325.

Terms, Conditions & Easements as retained in Council Bill No. 83-26.

BOOK 10887 PG 780

STATE OF CALIFORNIA)
) SS.
COUNTY OF San Francisco)

Before me, MARGARET A Leahy, a Notary Public of said County and State, personally appeared John S. Grassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice Chairman of Shorenstein Management, Inc., the general partner of Shorenstein Company, L.P., the general partner of SRI Investors Two, L.P., the general partner of Shorenstein Realty Investors Two, L.P., the within named bargainor, a limited partnership, and that he as such Vice Chairman executed the foregoing instrument for the purposes therein contained, by signing the name of Shorenstein Management, Inc. by himself as Vice Chairman.

WITNESS my hand and seal, at office in San Francisco, California this 10 day of April, 1998.

PC01 MARGARET A. LEAHY COMM. #1175326 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Mar. 5, 2002 PC01

Margaret A Leahy
Notary Public

My Commission Expires: March 5, 2002

01425937

98 APR 15 PM 4:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FICK-UP

4528 04/15 0101 03CHECK 11121.00

12717291

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10887 PG 781

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 3000000.00
				CON TX 11100.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 11121.00
				CHECK 11121.00
04/15/98		01		16:03 0001 4528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425937
IDENTIFICATION REFERENCE

98 APR 15 PM 4:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1280684