18A

#618875.2 9/22/98

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

BOOK 11124 PAGE 214

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Duke Realty Limited Partnership 25 Century Boulevard Suite 100 Nashville, TN 37214-3601	Same	Map 108 Parcels 36 and 37

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HENRY C. McCALL, TRUSTEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto, which is incorporated herein by reference as fully as if copied herein verbatim.

This is unimproved property located on Royal Parkway, Nashville, Tennessee.

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

GRANTOR covenants and binds itself, its heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against all claims of all persons claiming through and under Grantor or claims arising or relating to Grantor's period of ownership, but not further or otherwise, subject only to the items identified in Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 23rd day of September, 1998.

Henry C. McCall, Trustee
HENRY C. McCALL, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, Henry C. McCall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 1998.

Joni Miller
Notary Public

NOTARY PUBLIC

My Commission Expires:
7/22/2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,176,120.00.

James E. Lloyd
Affiant

Subscribed and sworn to before me, this 23rd day of September, 1998.

John Miller
Notary Public

My Commission Expires:
9/22/2000

0491273
IDENTIF. ↑ REFERENCE

98 SEP 23 PM 3:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

A tract of land in the Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the same property deeded to Henry C. McCall, Successor Trustee of record in Deed Book 8242, Page 281 and Deed Book 9541, Page 563, both in the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 98064/5819 and proceeding as follows:

Beginning at an iron pin (old) on the northerly margin of Royal Parkway, a 60-foot public right-of-way; said pin being the most southerly corner of Metro Airport Center, Section 5, Phase I as recorded in Plat Book 9700, Page 64, Register's Office for Davidson County, Tennessee; the same being conveyed to Elm Hill Properties, L.L.C. of record in Deed Book 9930, Page 567, Register's Office for Davidson County, Tennessee; thence,

1. Leaving said right-of-way line, with the east line of said Metro Airport Center, Section 5, Phase I property, North 35°01'16" East, a distance of 479.43 feet to an iron pin (old) on the southerly right-of-way margin of Elm Hill Pike, a 80-foot public right-of-way; thence,

2. With the southerly margin of said Elm Hill Pike, South 55°00'02" East, a distance of 465.19 feet to an iron pin (old) at the most northerly corner of the Buchanan Cemetery, no reference found by this surveyor; thence,

3. Leaving said right-of-way line, with the west line of said Buchanan Cemetery, South 20°23'01" West, a distance of 514.77 feet to an iron pin (old); in the northerly property line of Metro Airport Center, Section 5, Phase 4 of record in Plat Book 9700, Page 375, Register's Office for Davidson County, Tennessee; thence,

4. With said northerly line, in part, North 82°21'49" West, a distance of 68.25 feet to an iron pin (old) on the northeasterly right-of-way line of said Royal Parkway, a cul-de-sac; thence,

5. Northwestwardly, with said right-of-way line having a 60.00-foot radius curve to the left, having a central angle of 104°52'15", for an arc distance of 109.82 feet to an iron pin (new); said curve has a chord bearing and distance of North 64°38'04" West, 95.12 feet; thence,

6. Continuing northwestwardly, with a 25.00-foot radius curve to the right, having a central angle of 72°52'58", for an arc distance of 31.80 feet to an iron pin (new); said curve has a chord bearing and distance of North 80°37'21" West, 29.70 feet; thence,

7. North 44°13'29" West, a distance of 421.53 feet to the Point Of Beginning and containing 277,322 square feet or 6.366 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1997.

Being a portion of the same property deeded to Henry C. McCall, Successor Trustee from Miller G. Kimbrough, Jr., Trustee as of record in Deed Book 9541, Page 563, and from Miller G. Kimbrough, Jr., Trustee as of record in Deed Book 8242, Page 281, both in the Register's Office for Davidson County, Tennessee

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

4436 09/23 0101 03CHECK 4370.64

EXHIBIT B

1. 1998 taxes, a lien, but not yet due and payable.

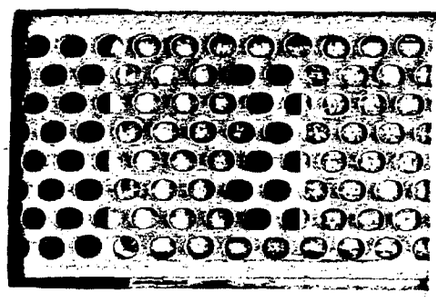
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6477, page 870, and Book 6973, page 359, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. By-laws of record in Book 6477, page 890, said Register's Office.

4. Restrictive Covenants of record in Book 4339, page 881, in said Register's Office, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65 (building height restriction).

5. Easement to Metro for permanent drainage along the easterly boundary 10 feet wide and parallel to the easterly property line and extending 200 feet south of the right of way for Elm Hill Pike, by instrument of record in Book 3941, page 867, said Register's Office, as shown on survey of Ragan-Smith Associates, dated June 3, 1998, as revised September 17, 1998.

6. Survey of Henry C. McCall, Trustee, by Ragan-Smith Associates, dated June 3, 1998, as revised September 17, 1998, shows 10-foot public utility and drainage easement along Royal Parkway.



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

RECEIVED OF _____

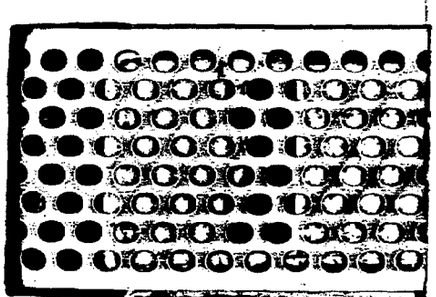
FOR _____

BOOK 11124 PAGE 218

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 1176120.00
				CON TX 4351.64
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 4370.64
				CHECK 4370.64
			09/23/98 01	15:40 0001 4436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0491273
IDENTIF. # REFERENCE

98 SEP 23 PM 3:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1349781