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(2)

#651004.1 11/30/98
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

BOOK 11235 PAGE 296

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 27 and 34

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, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership ("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.

The source of this description is the survey of Ragan-Smith Associates, Inc. dated August 28, 1998.

This is unimproved property located on Elm Hill Pike, 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 successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful 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 3rd day of December, 1998.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP

By: Henry C McCall
Title: General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JENI MILLER, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Metropolitan Airport Center Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 3rd day of December, 1998.

JENI MILLER NOTARY PUBLIC STATE OF TENNESSEE

Jeni Miller
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 $624,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 1998.

Notary Public

My Commission Expires: 7/22/2000

EXHIBIT A BOOK 11235 PAGE 298

Property located in the 14th Councilmanic District of Davidson County, Tennessee, being described according to a survey by Ragan-Smith-Associates, Inc., dated August 28, 1998; Job No. 98-064/5819 as follows:

Beginning at an existing iron pin in the southerly margin of Elm Hill Pike; said pin being the northwest corner of the herein-described tract and the northeast corner of the Metropolitan Nashville Airport Authority property of record in Book 9558, page 684, R.O.D.C., Tennessee; thence with the margin of Elm Hill Pike, S 58 degrees 25 minutes 09 seconds E, 652.15 feet to a existing iron pin; thence with a curve to the left having a radius of 994.93 feet, a delta of 5 degrees 54 minutes 34 seconds, a tangent of 51.35 feet, a chord length of 102.57 feet; said chord having a bearing of S 61 degrees 22 minutes 22 seconds E and an arc length along said curve of 102.62 feet to an existing iron pin; thence leaving the margin of Elm Hill Pike with the westerly line of a cemetery S 10 degrees 21 minutes 41 seconds W 408.31 feet to an iron pin set in the new north right-of-way line of Interstate 40 as of record in Deed Book 6966, page 227, R.O.D.C. Tennessee; with said new right-of-way line N 70 degrees 28 minutes 52 seconds W, 949.09 feet to an existing iron pin; thence S 86 degrees 58 minutes 45 seconds W, 35.08 feet to a point in the center of McCrory Creek, said point being the southeast corner of Metro Airport Center, Section 5 - Phase 4 of record in Book 9700, page 375, R.O.D.C., Tennessee; thence with the center of McCrory Creek N 10 degrees 00 minutes 35 seconds E, 47.76 feet to a point; thence N 53 degrees 14 minutes 17 seconds E, 152.52 feet to a point; thence, N 30 degrees 52 minutes 02 seconds E, 152.21 feet to a point, said point being the southeast corner of the Nashville Metropolitan Airport property, aforementioned, thence continuing with said creek, N 35 degrees 34 minutes 21 seconds E, 255.85 feet to the Point of Beginning and containing 9.45 acres, more or less as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being a portion of the same real property deeded to Metropolitan Airport Center Limited Partnership as of record in Deed Book 8326, page 639, R.O.D.C. Tennessee.

5353 12/03 0101 03CHECK 2327.80

EXHIBIT B

1. 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.

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

3. Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8307, page 997, said Register's Office, as shown on survey of Ragan Smith Associates, dated August 28, 1998.

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. Matters shown by survey of Ragan-Smith Associates, Inc. dated August 28, 1998 as follows: public utility and drainage easement along the west line and easement for flow of McCrory Creek across the premises.

0520422
IDENTIF. ▲ REFERENCE
98 DEC -3 PM 3:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____ BOOK 11235 PAGE 300

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 624000.00	
			CON TX 2308.80	
			PRFEE 1.00	
			TDEED 16.00	
			ERR CO	
			TDEED 16.00-	
			WDEED 16.00	
			CFEE 2.00	
			TOTAL 2327.80	
			CHECK 2327.80	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/98 01 15:18 0001 5353

0520422
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 138036