Box 18 CD

#653766.1 12/22/98
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

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 108-1, Parcels 66 and 75 Part of Map 108-0, Parcel 217 Part of Map 108-1, Parcel 58 and Map 108-5, Parcel 3

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.

The source of this description is the surveys of Ragan-Smith Associates, Inc. dated August 27, 1998 with respect to Lot 19A, and December 15, 1998 with respect to Lot 1.

This is unimproved property located on Elm Hill Pike and Royal Parkway, Nashville, Tennessee and Airport Center Drive, Nashville, Tennessee, respectively.

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 himself, his 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 22nd day of December, 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, TRUSTEE, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22d day of December, 1998.

Joni F. Miller
Notary Public

My Commission Expires: 7/22/2000

JONI MILLER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE LARGE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $759,181.00

James E. Lloyd
Affiant

Subscribed and sworn to before me, this 22nd day of December, 1998.

John Miller
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/22/2000

Tract 1:
Lot 1

Being 5.264 Acres, Metro Airport Center, Section 5, Phase 6 known as Lot 1 on Plat of record in Book 9700, page 806, Register's Office of Davidson County, Tennessee.

Tract 2:
Lot 19-A

Land in the 14th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being all and the same as Lot 19-A as shown on the plan of Metro Airport Center Section 4, Phase 6 of record in Book 8250, page 450, R.O.D.C., Tn., and being more particularly described according to a survey by Ragan-Smith-Associates, Inc., Job No. 98-064, work order 5819, dated August 27, 1998 as follows:

Beginning at an iron pin (old), the northwest corner of the herein-described tract and the northeast corner of Lot 19, also of record in said Metro Airport Center; thence, leaving Lot 19, S 82° 28' 13" E. 397.31 feet; thence, S 07° 41' 23" W. 25.57 feet to the northerly right-of-way margin of Interstate 40; thence, with said margin, N 87° 58' 33" W. 399.20 feet to an iron pin (old); thence, leaving I-40, N 07° 37' 56" E. 63.87 feet to the point of beginning, containing 17,767 square feet or 0.408 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property deeded to Metropolitan Airport Center Limited Partnership as of record in Deed Book 9541, page 563, R.O.D.C. Tennessee.

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. Final Plat of Metropolitan Airport Center, Section 5, Phase 6, of record in Book 9700, page 806, said Register's Office. (Lot 1)

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. Plan of record in Book 8250, page 450, Register's Office for Davidson County, Tennessee, shows owner's certificate. (Lot 19A)

6. Easement contained in an instrument of record in Book 4476, page 893, said Register's Office, as shown on survey of Ragan-Smith-Associates, Inc. dated December 15, 1998. (Lot 1)

7. Plans of record in Book 5200, page 259, and Book 6200, page 212, said Register's Office, show 10-foot public utility and drainage easements, as shown on survey of Ragan-Smith-Associates, Inc. dated December 15, 1998. (Lot 1)

8. Matters shown by survey of Ragan-Smith Associates, Inc. dated December 15, 1998. (Lot 1)

9. Matters shown by survey of Ragan-Smith Associates, Inc. dated August 27, 1998. (Lot 19A)

05287.24
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4246 12/23 0101 03CHECK 2827.97

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11265 PAGE 157

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	759181.00
CON TX	2808.97
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	2827.97
CHECK	2827.97

12/23/98 01 08:33 0001 4246

0528724
IDENTIF. ← REFERENCE

98 DEC 23 AM 8:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405775