0528725

IDENTIF. ↑ REFERENCE

#655818.1 12/22/98

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

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

SPECIAL WARRANTY DEED BOOK 11265 PAGE 158

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Duke Construction Limited Partnership 8888 Keystone Crossing Suite 1200 Indianapolis, IN 46240	Same	Part of Map 108-1, Parcel 217

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 CONSTRUCTION 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 December 15, 1998.

This is unimproved property located on Royal Parkway and Airport Center Drive, 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 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 22nd day of December, 1998.

Joni Miller
Notary Public

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)

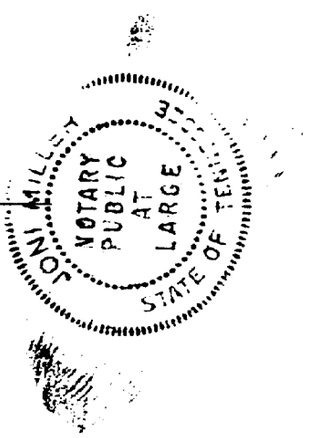
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $648,591.00.

James E. Lloyd
Affiant

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

Joni Miller
Notary Public



My Commission Expires: 7/22/2000

EXHIBIT A

1.980 Acres - Lot 3, Metro Airport Center, Section 5, Phase 6 on Plat of record in Book 9700, Page 806, Register's Office of Davidson County, Tennessee.

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. 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).

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

5. Matters shown by survey of Ragan-Smith-Associates, Inc. dated December 15, 1998.

4247 12/23 0101 03CHECK 2418.79

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11265 PAGE 162

RECEIVED OF _____

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

	CAMT
	648591.00
CON TX	2399.79
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	2418.79
CHECK	2418.79

12/23/98 01 08:33 0001 4247

0528725
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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405776