BBS/CFS/5.
#16

BOOK 11376 PG. 434

#2003012.1 2/26/99
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 108-2 Parcel 113

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 survey of Ragan-Smith Associates, Inc. dated August 23, 1998.

This is unimproved property located off of 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 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 2nd day of March, 1999.

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, and who further acknowledged that he is a general partner of Metropolitan Airport Center Limited Partnership, a Tennessee 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 2d day of March, 1999.

Joni Miller
Notary Public

My Commission Expires: 7/22/2000

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

1/4

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,086,421.00

Dawes Berry, Atty

Affiant

Subscribed and sworn to before me, this 2nd day March, 1999.

Notary Public

My Commission Expires: 7/22/2000

EXHIBIT A

Property located in the 14th Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, and being Lot No. 1 on the Plan of Metro Airport Center, Section 5, Phase 4 of record in Book 9700, page 375, Register's Office of Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a survey by Ragan-Smith Associates, Inc. dated August 23, 1998 and known as Job No. 98-064/5819 as follows:

Beginning at an iron pin (old) set on the easterly terminus of Royal Parkway, said iron pin being the northwest corner of the herein-described tract and southerly corner of Henry C. McCall, successor trustee property of record in Book 9541, page 563, and Book 8242, page 281, R.O.D.C., Tennessee; thence,

1. Leaving Royal Parkway with the southerly property line, in part, of McCall and the southerly property line of Buchanan Cemetery, S 80° 08' 49" E, 249.92 feet to a concrete monument (old); thence,

2. With the Metro Airport Center's southerly property line S 79° 19' 55" E, to an iron pin (new), a total distance of 174.78 feet to an iron pin (old); thence,

3. With Linda Joe Phillips' southerly property line, S 79° 17' 21" E, 151.38 feet to an iron pin (old); thence,

4. With the Metro Airport Center's southerly property line, S 82° 02' 03" E 138.50 feet to an iron pin (new) in the center of McCrory Creek; thence,

5. With the center of McCrory Creek, S 28° 45' 41" W, 152.21 feet to a point; thence,

6. S 56° 23' 26" W, 152.52 feet to a point; thence,

7. S 13° 09' 44" W, 56.26 feet to the northerly right-of-way margin of I-40; thence,

8. With said margin of I-40, S 86° 58' 45" W, 446.16 feet to an iron pin (old); thence,

9. S 82° 15' 28" W, 391.83 feet to an iron pin (old); thence,

10. Leaving the right-of-way margin of I-40 with the westerly property line of the Metro Airport Center, Section 5, Phase 2 of record in Book 9700, page 493, R.O.D.C., Tennessee, N 27° 33' 22" E, 489.78 feet to an iron pin (old) in the southerly right-of-way margin of Royal Parkway; thence,

11. With said margin of Royal Parkway, S 42° 28' 19" E, 19.19 feet to an iron pin (old); thence,

12. With a cul-de-sac curve to the left having a radius of 60.00 feet and a long chord of 115.47 feet; said chord having a bearing of N 63° 36' 46" E a distance along the curve of a 155.42 feet to the Point of Beginning, containing 301,772 square feet or 6.928 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same real property deeded to Henry C. McCall, Trustee as of record in Book 8242, page 281 and Book 9541, page 563, R.O.D.C., Tennessee.

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

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. Channel Change easement for McCrory Creek conveyed by deed from George J. Regg and wife, Rose Regg, to the Department of Highways and Public Works, of record in Book 3282, page 351, 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. Sanitary sewers and/or storm drainage easement of record in Book 4878, page 177, and in Book 4878, page 180, said Register's Office, as shown on survey of Ragan-Smith Associates, dated August 23, 1998.

6. Plan of Metro Airport Center, Section 5, Phase 4, of record in Book 9700, page 375, Register's Office for Davidson County, Tennessee, shows owner's certificate, 10-foot public utility and drainage easements, 15-foot public utility and drainage easements, 25-foot public utility easement, and variable public utility and drainage easement.

7. Matters shown by survey of Ragan-Smith Associates, Inc. dated August 23, 1998.

8. 1999 taxes, a lien, but not yet due and payable.

05587793
IDENTIF. & REFERENCE
99MAR-9 PM 2:15
REGISTER
DAVIDSON COUNTY, TN.
6147 03/09 0101 02CHECK 4038.76

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11376 PG. 438

0558793

IDENTIF. & REFERENCE

99MAR-9 PM 2:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT 1086421.00
CON TX 4019.76
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 4038.76
CHECK 4038.76

03/09/99 01 14:15 0001 6147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435300