Box 49

FOR RECORDING PURPOSES

BOOK 11524 PG. 973

LTIC File No. 42205 File Box 49

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,200,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE

6-11-99

NOTARY PUBLIC

COMMISSION EXPIRES My Commission Expires January 26, 2002

NOTARY PUBLIC DAVIDSON TENN AT LARGE

Linda Pritchett

Special Warranty Deed

0598990

99 JUN 11 PM 2:26

REGISTER'S OFFICE DAVIDSON CO., TN.

INSTRUMENT REFERENCE

THIS INSTRUMENT PREPARED BY

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Duke Realty Limited Partnership Suite 100 25 Century Boulevard Nashville TN 37214	Duke Realty Limited Partnership Suite 100 25 Century Boulevard Nashville TN 37214	133/131

REC'D 4455.00 CHECK

FOR AND IN CONSIDERATION OF THE SUM TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED **GRANTEE**, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AT&T Corp., a New York corporation, successor by merger to **AT&T Resource Management Corporation**, a New York corporation,

HEREINAFTER CALLED THE **GRANTOR**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Duke Realty Limited Partnership, an Indiana limited partnership,

HEREINAFTER CALLED THE **GRANTEE**, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in the First Civil District of Davidson County, Tennessee,

BEING Lot No. 6 on the Plan of Resubdivision of Lots 5 and 6, Section Four, Grassmere, as shown on plat of record in Plat Book 7900, page 344, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection with the southerly right-of-way line of Trousdale Drive, 60 feet in width, and the easterly right-of-way line of Grassmere Park Drive, 80 feet in width;

thence leaving the easterly right-of-way line of Grassmere Park Drive with the southerly right-of-way line of Trousdale Drive, with a curve to the left, along an arc length of 24.99 feet, the central angle of which is 00 degrees 37 minutes 22 seconds, the radius of which is 2298.85 feet, the chord of which is North 29 degrees 04 minutes 48 seconds East, 24.99 feet to an iron rod set at a corner common with Lot 5 of the Second Revision Lot 5 and 8, Resubdivision of Lot 5 and 6, Section Four, Grassmere, as of record in Plat Book 9700, Page 615, at the Register's Office for Davidson County, Tennessee, also being the property of Grassmere Park Association and AT&T Resource Management Corporation, as of record in Deed Book 6586, Page 458, at the Register's Office for Davidson County, Tennessee;

thence leaving the southerly right-of-way line of Trousdale Drive, with the southerly property line of said Lot 5, North 55 degrees 40 minutes 59 seconds East, 572.58 feet, to an iron rod set;

thence with the westerly property line of said Lot 5, South 47 degrees 58 minutes 45 seconds East, 472.92 feet to an iron rod set;

thence with a curve to the right, along an arc length of 62.83 feet, the central angle of which is 90 degrees 00 minutes 00 seconds, the radius of which is 40.00 feet, the chord of which is South 02 degrees 58 minutes 45 seconds East, 56.57 feet to an iron rod set;

thence with the northerly property line of said Lot 5, South 42 degrees 01 minute 15 seconds West, 84.60 feet to an iron rod set;

thence with a curve to the left, along an arc length of 110.51 feet, the central angle of which is 19 degrees 05 minutes 36 seconds, the radius of which is 331.61 feet, the chord of which is South 32 degrees 28 minutes 27 seconds West, 110.00 feet to an iron rod set;

thence with a curve to the right, along an arc length of 117.76 feet, the central angle of which is 32 degrees 07 minutes 41 seconds, the radius of which is 210.00 feet, the chord of which is South 38 degrees 59 minutes 30 seconds West, 116.22 feet to an iron rod set;

thence South 55 degrees 03 minutes 20 seconds West, 84.60 feet to an iron rod set;

thence with a curve to the right, along an arc length of 34.22 feet, the central angle of which is 78 degrees 25 minutes 52 seconds, the radius of which is 25.00 feet, the chord of which is North 85 degrees 43 minutes 44 seconds West, 31.61 feet to an iron rod set in the easterly right-of-way line of Grassmere Park Drive;

thence with the easterly right-of-way line of Grassmere Park Drive, with a curve to the left, along an arc length of 160.99 feet, the central angle of which is 30 degrees 50 minutes 11 seconds, the radius of which is 299.12 feet, the chord of which is North 61 degrees 55 minutes 53 seconds West, 159.05 feet to an existing concrete monument;

thence North 77 degrees 20 minutes 59 seconds West, 50.00 feet to an iron rod set;

thence with a curve to the left, along an arc length of 215.03 feet, the central angle of which is 22 degrees 18 minutes 58 seconds, the radius of which is 552.08 feet, the chord of which is North 66 degrees 11 minutes 30 seconds West, 213.67 feet to an existing concrete monument;

thence North 55 degrees 02 minutes 01 second West, 190.46 feet to an existing concrete monument;

thence with a curve to the right, along an arc length of 44.20 feet, the central angle of which is 84 degrees 25 minutes 30 seconds, the radius of which is 30.00 feet, the chord of which is North 12 degrees 49 minutes 16 seconds West, 40.31 feet to the point of BEGINNING. Containing 316,560 square feet or 7.267 acres more or less.

BEING a portion of the property conveyed to AT&T Resource Management Corporation by deed of record in Book 6478, page 578, Register's Office for Davidson County, Tennessee. AT&T Resource Management Corporation merged into AT&T Corp. pursuant to Certificate of Merger of record in Book 10514, page 752.

This conveyance is made subject to the following matters:

1. ALL matters shown on plat recorded in Plat Book 7900, page 344, Register's Office for Davidson County, Tennessee.

2. Terms and conditions of Driveway Easement Agreement recorded in Book 10514, page 760, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in Declaration of Restrictive Covenants recorded in Book 6008, page 866, Register's Office for Davidson County, Tennessee, and in any allied instruments referred to in said declaration; and agreement between Cumberland Museum and Science Center and Thomas C. Scott, Trustee, recorded in Book 6008, page 895, Register's Office for Davidson County, Tennessee.

4. Taxes for 1999, a lien, but not yet due and payable.

THIS IS ( ) IMPROVED (xx) UNIMPROVED PROPERTY KNOWN AS: 648 Grassmere Park Drive
Nashville, TN

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in any wise appertaining to the said **GRANTEE**, its successors and assigns, in fee simple forever. The said **GRANTOR** does hereby covenant with the said **GRANTEE** that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered except as set forth above; and that the title

and quiet possession thereto it will warrant for forever defend against the lawful claims of all persons claiming by, through or under the **GRANTOR**, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: June 10, 1999

AT&T Corp.

By: _____
Stephen M. Brazzell
Real Estate Vice President

FORM
REVIEWED
BY COUNSEL

State of New Jersey)
County of Somerset)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen M. Brazzell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Real Estate Vice President of AT&T Corp., a New York corporation, and that as such Real Estate Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by himself as Real Estate Vice President.

Witness my hand and official seal of office at Bernards Township, Somerset County, New Jersey on this date of June 10, 1999.

_____
Notary Public - State of New Jersey

Commission expires: _____

DARYLANN PERKOWSKI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 21, 2003

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

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 **11524** PG. **976**

CAMT	
	1200000.00
CON TX	4440.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	4455.00
CHECK	4455.00

06/11/99 01 14:29 0001 8824

0598990

IDENTIFICATION REFERENCE

99 JUN 11 PM 2:26

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473276