SPECIAL WARRANTY DEED

FROM: Duke Construction Limited Partnership, Grantor, an Indiana limited partnership

BOOK 11541 PAGE 20

TO: Piglet Investment Group of Nashville Fairfield Airport, a Louisiana limited partnership

Address New Owner, as Follows: Jay Bills
113 East 23rd Street
Covington, Louisiana 70433

INSTRUMENT PREPARED BY:
DWYER & CAMBRE PLC
3421 N. Causeway Blvd.
Metairie, Louisiana 70002

Map 108
Parcel 217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Forty Eight Thousand Five Hundred Ninety One and 00/100 Dollars ($648,591.00).

Affiant

DEPT 03/24 0101 03CHECK 2418.78

SUBSCRIBED AND SWORN TO before me, this the 24th day of June, 1999.

Notary Public

My Commission Expires: 5/26/02

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Duke Construction Limited Partnership, an Indiana Limited Partnership, has bargained and sold, and by these presents does transfer and convey unto the said Piglet Investment Group of Nashville Fairfield Airport, a Louisiana limited partnership, herein the Grantee, its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of the Final Plat of Metropolitan Airport Center, Section 5, Phase 6, of record in Book 9700, Page 806, said Register's Office.

Being part of the same property conveyed to Miller G. Kimbrough, Jr., Trustee, with full power to sell, convey and mortgage without joinder or consent of any beneficiary by deed of record in Book 6262, page 709, Register's Office for Davidson County, Tennessee. Henry C. McCall was appointed Substitute Trustee by Amendment of Trust Agreement and Appointment of Successor Trustee of record in Book 8242, page 281, and by Appointment of Successor Trustee in Book 9541, page 563, said Register's Office. (continued on Exhibit A attached hereto)

This is unimproved property at Lot No. 3, Final Plat of Metropolitan Airport Center, Section 5, Phase 6, Davidson County, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant specially and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons from matters arising by, through or under Grantor, or claims arising or relating to Grantor's period of ownership, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness by hand this 19th day of June, 1999.

DUKE CONSTRUCTION LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Services Limited Partnership
Its general partner

By: Duke Services, Inc.
Its general partner

By: _____
John R. Gaskin
Its Secretary

EXHIBIT "A"

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.

Office.

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

4. Restrictive Covenants of record in Book 4339, page 881, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65 (building height restriction).

5. Matters shown on survey of Ragan-Smith Associates, dated December 15, 1998, Job No. 98-064.

6. Assignment of Developer Rights recorded in Book 11376, Page 439, Register's Office for Davidson County, Tennessee, recorded on March 9, 1999.

CONTINUATION OF LEGAL DESCRIPTION

Being further conveyed by Special Warranty Deed dated December 22, 1998 to Duke Construction Limited Partnership, from Henry C. McCall, Trustee, of record in Book 11265, page 158, Register's Office for Davidson County, Tennessee.

06003386

99 JUN 24 AM 9:59

PICK-UP

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ Marion)

Before me, Peggy H Gardner, a Notary Public of said County and State, personally appeared John R. Gaskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be secretary (or other officer authorized to execute the instrument) of Duke Construction Limited Partnership, the within named bargainor, an Indiana limited partnership, and that he as such secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as secretary.

Witness my hand and seal, at Office in Indpls, IN, this 19th day of June, 1999.

Peggy H Gardner
Notary Public

My Commission Expires: _____

PEGGY H. GARDNER
Notary Public, State of Indiana
County of Marion
Resident of Hamilton County
My Commission Expires 10/2/99

NOTARY PUBLIC * INDIANA

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11541 PAGE 24

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

0603386

IDENTIFICATION REFERENCE

99 JUN 24 AM 10:00

CAMT
646951.00
CON TX 2399.78
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 2418.78
CHECK 2418.78

06/24/99 01 10:05 0001 3577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482100