SPECIAL WARRANTY DEED

FROM: Triad Properties Holdings – West End, L.L.C., Grantor

TO: Highwoods 3322, LLC, Grantee

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church St., Suite 1800
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes**	**Map-Parcel Numbers**
2100 West End Avenue Suite 950 Nashville, TN 37203	Same	104-6-23

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Thirty Million One Hundred Thousand and No/100 Dollars ($30,100,000.00).

W. Bin Reames
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of October, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF the sum of Thirty Million One Hundred Thousand and No/100 Dollars ($30,100,000.00), the receipt and sufficiency of which are hereby acknowledged, Triad Properties Holdings – West End, L.L.C., a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Highwoods 3322, LLC, a Delaware limited liability

company (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Seller's right, title and interest in and to the land underlying, the air space overlying and any public or private ways or streets crossing or abutting said real estate (collectively, the "Land"), and all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (the "Property").

The Property is improved property known as 3322 West End Avenue and 3324 Park Drive, Nashville, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 4th day of October, 1999.

GRANTOR

TRIAD PROPERTIES HOLDINGS - WEST END, L.L.C., a Tennessee limited liability company

By: _____

Print Name: William R. Stroud

Title: Member

STATE OF ALABAMA)
COUNTY OF MADISON)

Before me, Mona K. White, a Notary Public of said County and State, personally appeared William R. Stroud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Triad Properties Holdings – West End, L.L.C., the within named bargainor, a limited liability company, and that she/he as such Member _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member _____.

Witness my hand and seal, at Office, this 4th day of October, 1999.

Mona K. White
Notary Public

My Commission Expires: 09/15/01

NOTARY PUBLIC ALABAMA AT LARGE

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Being a parcel of property lying in Davidson County, Tennessee and being Lot Number 4 as shown on the plan of West End Park, as of record in Book 161, page 47, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey made by Jerry Morrow, Surveyor, dated June 26, 1984, revised August 15, 1984, as follows:

Beginning at an iron pin, the Northeast corner of Lot 4 and the southeast corner of Lot 3 in the Westerly line of Park Drive, said pin being located southwesterly 609.51 feet from the south right-of-way line of Acklen Park Drive.

Thence with Park Drive on a curve to the right, the central angle of which is 45 deg. 00 min. 00 sec., the radius of which is 135.20 feet, the chord of which is south 59 deg. 40 min. 01 sec. West 103.48 feet, an arc distance of 106.19 feet to an iron pin;

Thence continuing with Park Drive on a curve to the right, the central angle of which is 15 deg. 00 min. 59 sec. the radius of which is 522.50 feet the chord of which is south 89 deg. 40 min. 30.5 sec. West, 136.55 feet, an arc distance of 136.94 feet to an iron pin.

Thence continuing with Park Drive, North 82 deg. 49 min. 00 sec. West 196.80 feet to an iron pin corner common with Lot 5 in the North line of Park Drive.

Thence with Lot 5, North 42 deg. 34 min. 09 sec. East, 305.80 feet to an iron pin corner common with Lot 6, Lot 7 and Lot 3.

Thence with Lot 3, South 47 deg. 25 min. 51 sec. East 290.0 feet to the point of beginning.

Being the same property conveyed to Triad Properties Holdings – West End, L.L.C., a Tennessee limited liability company by deeds from WDS TN, L.P., a Tennessee limited partnership, of record in Book 10841, page 919, and Book 10841, page 923, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Taxes for the year of 1999, a lien, but not yet due and payable.

2. Agreement and Declaration of Restrictive Covenants of Acklen Park Lawns Association of Record in Book 7358, page 1, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/ACSM Land Title Survey prepared by Ronald W. Ferguson of Gresham, Smith and Partners, RLS #1972, dated September 10, 1999, as last revised September 30, 1999, File No. 8254alta2.dgn.

4. Rights of tenants in possession, as tenants only, without any rights to purchase.

5. Terms, provisions, requirements, conditions, agreements and stipulations contained in the Lease dated July 16, 1993 by and between Aid Association for Lutherans d/b/a 3322 West End Associates and Office Food Services, Inc. d/b/a D.J.'s Cafe of record in Book 9062, page 62, said Register's Office. Said Lease was assigned by Office Food Services, Inc. d/b/a D.J.'s Cafe to NationsBank of Tennessee, N.A. by that Assignment of Lease dated July 23, 1993 of record in Book 9062, page 59, said Register's Office.

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BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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FOR _____

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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	PBFEE	PROBATE FEE

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