File 35
CTIC

GENERAL WARRANTY DEED

Instr:200007060067257 Page: 1 OF 6
REC'D FOR REC 07/06/2000 3:42:12PM
RECORD FEE: $27.00
T. TAX: $0.00 T. TAX: $5550.00

FROM: Highwoods/Tennessee Holdings, L.P., Grantor

TO: LBP Grassmere, LLC, Grantee

This instrument was prepared by:
J. Bryan Echols, Esq.
FARRIS, WARFIELD & KANADAY, PLC
Suite 1900, SunTrust Center
424 Church Street
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
LBP Grassmere, LLC One North Charles Street Suite 1400 Baltimore, Maryland 21201	Same	132-1

STATE OF Maryland)
COUNTY OF Anne Arundel

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and no/100 Dollars ($1,500,000.00).

PATRICIA L. PACFER NOTARY PUBLIC ANNE ARUNDEL CO. MD 2000

Affiant ALAN E. KRAAY, PRESIDENT LBP GRASSMERE, LLC

SUBSCRIBED AND SWORN TO before me, this the 30th day of June, 2000.

Notary Public

My Commission Expires: 11-1-01

FOR AND IN CONSIDERATION OF the sum of One Million Five Hundred Thousand and no/100 Dollars ($1,500,000.00), the receipt and sufficiency of which are

hereby acknowledged, Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto LBP Grassmere, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, in fee simple, 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 (the "Property").

TOGETHER WITH all improvements located thereon, and all of Grantor's right, title and interest in the title, right, privilege, alleys, ways, easements, tenements, hereditaments, appurtenances and advantages thereunto belonging, and interest thereon, or in any way appertaining thereto.

The Property is unimproved property with a parking lot located thereon located in Grassmere Business Park, Nashville, Tennessee. 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.

FOR THE SAME CONSIDERATION recited above, Grantor hereby quitclaims to Grantee without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the

Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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 except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 6TH day of July, 2000.

HIGHWOODS/TENNESSEE HOLDINGS, L.P., a Tennessee limited partnership

By: Highwoods/Tennessee Properties, Inc., a Tennessee corporation, its sole General Partner

By: W. Brian Reames

Print Name: W. Brian Reames

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared W. Brian Reames, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other officer authorized to execute the instrument) of Highwoods/Tennessee Properties, Inc., a Tennessee corporation, the sole General Partner of HIGHWOODS/TENNESSEE HOLDINGS, L.P., the within named bargainor, a limited partnership, and that he as such Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 29th day of June, 2000.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

JULIE A. CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description
Grassmere 6.13

Being a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Trousdale Drive between Elysian Fields Road and Grassmere Park, being lot no. 1 as shown on the plan of Grassmere, Section One, as of record in Book 5200, Page 596, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Trousdale Drive, said point being the northerly terminus of a curve return to the northerly right-of-way line of Elysian Fields Road;

THENCE, with said easterly right-of-way line N 39° 28' E 746.11 feet to a point;

THENCE, leaving said right-of-way line with the southerly right-of-way line of Grassmere Park the following calls:

With a curve to the right 47.12 feet to a point, said curve having a central angle of 90° 00' 00", a radius of 30.0 feet, a tangent of 30.00 feet, and a chord of N 84° 28' 00" E 42.43 feet;

S 50° 32' 00" E 79.72 feet to a point;

With a curve to the left 76.97 feet to a point, said curve having a central angle of 13° 21' 50", a radius of 330.00 feet, a tangent of 38.66 feet and a chord of S 57° 12' 54" E 76.80 feet;

THENCE, leaving said right-of-way line with the westerly line of lot no. 2, as shown on said plan of Grassmere, Section One, S 00° 09' 00" W 553.29 feet to a point in the northerly right-of-way line of Elysian Fields Road;

THENCE, with said right-of-way line the following calls:

N 89° 51' 00" W 363.45 feet to a point;

N 86° 33' 00" W 256.80 feet to a point;

With a curve to the right 65.99 feet to the point of beginning, said curve having a central angle of 126° 00' 33", a radius of 30.00 feet, a tangent of 58.90 feet, and a chord of N 23° 32' 19" W 53.46 feet.

Containing 267,128 square feet or 6.13 acres more or less.

Being the same property conveyed to Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership by deed from Cumberland Museums (formerly known as Nashville Children's Museum Association) of record in Book 10244, page 496, Register's Office for Davidson County, Tennessee.

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

EXHIBIT B

ENCUMBRANCES

1. The lien for 2000 taxes which have been prorated and will be paid by Grantee.

2. Storm Water Detention Agreement recorded in Book 6691, page 296, Register's Office for Davidson County, Tennessee.

3. Agreement of record in Book 6008, page 903, said Register's Office.

4. All matters on the Plan of record in Book 5200, page 596, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Survey of Barge, Waggoner, Sumner & Cannon, dated April 5, 2000, on Sheet 1 of 2 and April 4, 2000, on Sheet 2 of 2, last revised May 26, 2000.

6. Rights of tenants as parties in possession under that certain Lease Agreement with GTE Mobilenet of Nashville, Incorporated date September 30, 1998, as it may have been amended from time to time.