GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Duke-Weeks Realty Limited Partnership 782 Melrose Avenue Nashville, TN 37211	Same	Map 121, Parcel 148

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Raymond Swoner and wife Nina R. Swoner**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Duke-Weeks Realty Limited Partnership, an Indiana Limited Partnership**, (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on attached Exhibit A..

Being the same property conveyed to J. Raymond Swoner and wife Nina R. Swoner by deed from Marie Spray Swoner of record in Book 7050, page 854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2001, a lien not yet due and payable, which have been prorated between the parties.

2. Easement for right-of-way of Couchville Pike (formerly Stone's River Pike):

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, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of June 13, 2001.

J. Raymond Swoner

Nina R. Swoner

Davidson County DEEDWARR
Recvd: 06/14/01 08:31 3pgs
Fees:15.00 Taxes:462.50
20010614-0062632

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. Raymond Swoner and wife Nina R. Swoner**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 13th day of June 2001.

Barbara A. Glasser
NOTARY PUBLIC

My Commission Expires: 11-24-01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

J. R. Swoner
Affiant

Subscribed and sworn to before me this 13th day of June 2001.

Barbara A. Glasser
Notary Public

My commission expires: 11-24-01

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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EXHIBIT A

Land in the First Civil District, Thirteenth Councilmanic District, Nashville, Davidson County, Tennessee, being property of J. Raymond Swoner and wife, Nina R. Swoner as of record in Deed Book 7056, Page 854, R.O.D.C., also being an easterly portion of Lot no. 2 on the Plan of James Reynolds Estate, of record in Plan Book No. 2, Page 50, R.O.D.C., located south of Couchville Pike and east of Reynolds Road and being more particularly described as follows:

BEGINNING in the southerly right-of-way line of Couchville Pike at the northeasterly corner of property of Carl T. Wiser, et ux, as of record in Deed Book 6369, Page 132, R.O.D.C., and at the northwesterly corner of this tract;

THENCE, along the southerly right-of-way line of Couchville Pike, S 83° 58' 55" E, 99.97 feet to the northwesterly corner of property of Carl T. Wiser, et ux, as of record in Deed Book 5315, Page 820, R.O.D.C. said corner also being in the easterly line of the aforementioned Lot No. 2;

THENCE, along the westerly line of said Wiser property, S 06° 59' 54" W, 393.89 feet to an old iron pipe;

THENCE, leaving said westerly line, S 84° 37' 06" E, 100.00 feet;

THENCE, N 06° 59' 54" E, 395.00 feet to the point of beginning;

Containing 39,428 square feet, or 0.91 acre, more or less.

Being the same property conveyed to J. Raymond Swoner and wife Nina R. Swoner by deed from Marie Spray Swoner of record in Book 7050, page 854, Register's Office for Davidson County, Tennessee.