PICK-UP

Prepared by and upon
recording return to (Mail):

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Davidson County DEEDWARR
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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT EAST WELLS CORPORATION, a Delaware non-profit corporation, (herein called "Grantor") whose mailing address is c/o Lend Lease Real Estate Investments, Inc., 3424 Peachtree Road, N.E., Suite 800, Atlanta, Georgia 30326 ("Grantor"), for and in consideration of TEN MILLION SIX HUNDRED THOUSAND DOLLARS ($10,600,000.00) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell and convey unto **MYATT HOLDINGS, LLC,** an Illinois limited liability company whose mailing address is 318 West Adams Street, Suite 500, Chicago, Illinois 60606 ("Grantee"), the real estate located in County of Davidson, State of Tennessee which real estate is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee their successors and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit B attached hereto and made a part hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor. 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.

[signatures on following page]

IN TESTIMONY WHEREOF, the undersigned grantor has executed this instrument this the 4th day of December, 2001.

EAST WELLS CORPORATION,
a Delaware non-profit corporation

By: _____
Name: Larry Goodman
Its: Vice President

STATE OF GEORGIA, COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Larry Goodman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of **EAST WELLS CORPORATION,** a Delaware non-profit corporation, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and Official Seal this 3rd day of December, 2001.

Deborah S. Rodgers
Notary Public

My Commission expires:



EXHIBIT "A"

REAL PROPERTY

BEING a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Myatt Drive, South of Dry Creek and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way line of the CSX Transportation Railroad and the centerline of a railroad spur track leading to the Peterbilt Plant, said point being northeasterly 536.8 feet from Railroad Mile Post 176, said point also being 50 feet southeasterly of the centerline of the North bound main tract at Railroad Valuation Station 1903 + 78.2;

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

with the chord of a spiral curve to the left North 47°25'43" East, 43.22 feet to a point;

with a circular curve to the left 777.45 feet to a point, said curve having a central angle of 23°15'00", a radius of 1,916.03 feet, a tangent of 394.18 feet and a chord of North 34°45'18" East, 772.18 feet;

with the chord of a spiral curve to the left North 21°25'29" East, 158.43 feet to a point;

THENCE, leaving said right-of-way lined with the southerly line of Tract No. 3 of property conveyed to E.I. DuPont de Nemours and Company by deed of record in Book 6237, page 171, Register's Office for Davidson County, Tennessee, South 55°10' East, 1,758.9 feet to a point;

THENCE, continuing with said line North 76°55' East, 211.4 feet to a point in the westerly right-of-way line of Myatt Drive;

THENCE, with said right-of-way line with a curve to the left 280.00 feet to a point, said curve having a central angle of 02°46'50", a radius of 5,769.58 feet, a tangent of 140.03 feet and a chord of South 14°21'52" East, 279.97 feet;

THENCE, leaving said right-of-way line with the northerly line of Tract No. 2 of the property conveyed to E.I. DuPont de Nemours and Company by deed of record in Book 6237, page 171, Register's Office for Davidson County, Tennessee, South 76°55' West, 816.8 feet to a point;

THENCE, continuing with said line South 83°45' West, 420.5 feet to a point in the centerline of a railroad spur track to the Peterbilt Plant;

THENCE, with said centerline the following calls:

with a curve to the left 60.45 feet to a point, said curve having a central angle of 07°14'30", a radius of 478.34 feet, a tangent of 30.27 feet and a chord of North 42°44'45" West, 60.41 feet;

North 46°22' West, 716.1 feet to a point;

with a curve to the left 511.91 feet to the point of beginning, said curve having a central angle of 61°25' 45", a radius of 478.34 feet, a tangent of 284.20 feet and a chord of North 77°04'53" West, 488.63 feet.

BEING the same property conveyed to Nashville Warehouse Associates, a New York limited partnership by deed of record in Book 5835, page 701, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Land lying in the 11th Civil District, Nashville, Davidson County, Tennessee, being a portion of Parcel 46 on Property Map 34, as recorded in Deed Book 9758, Page 124, R.O.D.C.T. and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Myatt Drive approximately 3,633 feet from the centerline intersection of Myatt Drive and Anderson Lane, said point also the common corner of Parcel 50 on Map 34, as recorded in Deed Book 6273, Page 171, R.O.D.C.T. and said Parcel 46;

Thence leaving the westerly margin of Myatt Drive and running with said common line South 79°06'31" West, a distance of 35.04 feet to a point;

Thence leaving said common line and crossing said Parcel 46, along a curve to the right; said curve having a central angle of 02°11'57", a radius of 5,804.58 feet, an arc length of 222.79 feet and a chord bearing and distance of North 12°01'33" West, 222.78 feet to a point, said point lying on the common line of Parcel 47 of said map 34, as recorded in Deed Book 6237, Page 171, R.O.D.C.T.;

Thence running with said common line North 79°08'36" East a distance of 35.00 feet to a point, said point lying on the westerly margin of Myatt Drive;

Thence leaving said common line and running with said margin along a curve to the left having a central angle of 2°12'44", a radius of 5,769.58 feet, an arc length of 222.77 feet and a chord bearing & distance of South 12°01'58" East 222.76 feet to the point of beginning, containing 0.18 acres, more or less.

Being a portion of the same property conveyed to East Wells Corporation by deed of record in Book 9758 page 124, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. ad valorem real estate taxes and assessments not yet due and payable;

2. local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect;

3. items appearing in the real estate records of Davidson County, Tennessee or matters which would be revealed in that certain Survey Number 20010371-1, prepared by Wendhell H. Talley, Sr., Tennessee RLS #785, of Barge, Waggoner, Sumner and Cannon, Inc., Surveyors dated June 25, 2001; and

4. the rights of and tenants, as tenants only, under that certain Lease Agreement dated August 19, 1993 by and between Nashville Warehouse Associates, predecessor in interest to Grantor, and Reemay, Inc., as amended by that certain First Amendment to Lease Agreement dated November, 1995.

* *

RECORDING DATA ONLY

Property Address:

530 Myatt Drive
Nashville, Tennessee

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is $10,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: ____________________
Name: Larry Goodman
Title: Vice President

Name and Address of Property Owner:

MYATT HOLDINGS, LLC
318 West Adams Street
Suite 500
Chicago, Illinois 60606

Name and Address of the Person or Entity Responsible for Payment of Real Property Taxes:

MYATT HOLDINGS, LLC
318 West Adams Street
Suite 500
Chicago, Illinois 60606

Subscribed and sworn to before me this 3rd day of December, 2001.

____
NOTARY PUBLIC

My commission expires:

____

DEBORAH S. RODGERS NOTARY PUBLIC GEORGIA EXPIRES AUGUST 18, 2005 COBB COUNTY

Tax parcel Identification No.:

Map 34, Parcel 46