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Davidson County DEEDQC
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QUITCLAIM DEED

FROM: SPI Seven Springs I, LLC, a Delaware limited liability company, Grantor

This instrument was prepared by:
J. Bryan Echols, Esq.
Stites & Harbison, PLLC
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

TO: Highwoods Realty Limited Partnership, a North Carolina limited partnership, Grantee

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
Highwoods Realty Limited Partnership 3100 Smoketree Court, Suite 600 Raleigh, North Carolina 27604	SAME	160-243

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and No/100 Dollars ($0).

J Bryan Echols
Affiant

Sworn to and subscribed before me, this 27th day of December, 2002.

Notary Public

My Commission Expires: 9-24-04

LINDA A. GRAY NOTARY PUBLIC LARGE DAVIDSON COUNTY

07532N:960436:516538:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Zero and No/100 Dollars ($0), the receipt and sufficiency of which are hereby acknowledged, SPI Seven Springs I, LLC, a Delaware limited liability company, formerly known as Seven Springs I, LLC (the "Grantor"), does quitclaim unto Highwoods Realty Limited Partnership, a North Carolina limited partnership (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to 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").

The Property is improved located on Old Hickory Boulevard in Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 27 day of December, 2002.

SPI SEVEN SPRINGS I, LLC, a Delaware limited liability company

By: Highwoods Realty Limited Partnership, a North Carolina limited partnership, its sole member

By: Highwoods Properties, Inc., a Maryland Corporation, its sole general partner

By: W. Brian Reames

W. Brian Reames, Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Peggy J. Setrick, 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 himself to be Vice President (or other officer authorized to execute the instrument) of Highwoods Properties, Inc., a Maryland corporation, sole general partner of Highwoods Realty Limited Partnership, a North Carolina limited partnership, sole member of SPI Seven Springs I, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as general partner of the sole member of the limited liability company by himself as Vice President of Highwoods Properties, Inc., the corporation and sole general partner of the limited partnership.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of December, 2002.

Peggy J. Setrick
Notary Public

My Commission Expires: January 28, 2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being Lot No. 2 on the plan of the Resubdivision of Lot 4 Seven Springs Subdivision of record at Instrument Number 200008250083990, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seven Springs I, LLC, a Delaware limited liability company by deed of record as Instrument No. 200008250084249, Register's Office for Davidson County, Tennessee.