File 35
CTIC

GRANTEE'S ADDRESS IS AND
MAIL TAX BILLS TO:
701 Western Avenue, Suite 250
Glendale, CA 91201

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Latham & Watkins LLP
650 Town Center Drive, Suite 2000
Costa Mesa, CA 92626
Attention: Andrew L. Dawson, Esq.

Davidson County DEEDQC
Recvd: 05/01/03 16:10 4pgs
Fees:22.00 Taxes:0.00
20030501-0058499

(Space Above For Recorder's Use Only)

Map Parcel No. 93-15-11

QUITCLAIM DEED

IN CONSIDERATION OF One Dollar ($1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD.-4, a Texas limited partnership, does hereby transfer, convey and forever quitclaim unto PS BUSINESS PARKS, L.P., a California limited partnership, all its right, title and interest in and to the following described real estate in the County of Davidson, Tennessee:

SEE EXHIBIT A ATTACHED HERETO
This is improved property known as 804 4th Avenue South, Nashville, Tennessee

which shall include all buildings and improvements located on the property, all rights-of-way, alleys, waters, privileges, easements, covenants and appurtenances which are on or benefit the property and all of grantor's right, title and interest in and to any land lying in the bed of any public or private road, avenue, alley or highway, opened, closed or proposed, in front of or adjoining the property to the center line thereof in each case which are appurtenances to such property.

Reference for prior title is made to Deed Book 6908, page 572, and re-recorded in Book 6932, page 666, Register's Office for Davidson County, Tennessee; and corrected by deed of correction of record in Book 7122, page 886, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereto; and

All liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities of record.

WITNESS its hands this the 25th day of April, 2003.

PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD.-4, a Texas limited partnership

By: PRUDENTIAL-BACHE PROPERTIES, INC., its managing general partner

By: _____

Title: President

STATE OF New York)
) SS.
COUNTY OF New York)

On 4/25/03, before me, Kenneth Fuchs, Notary Public, in and for said State, personally appeared C.A. Piskorski personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

KENNETH FUCHS
NOTARY PUBLIC, State of New York
No. 02FU4886281
Qualified in New York County
Commission Expires February 9, 20 07

OC\593961.1

Exhibit "A"
Legal Description

TRACT #1 (93-15-11)

Being a parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Lafayette Street, on the East by 3rd Avenue South and on the West by 4th Avenue South, according to an unrecorded survey by A & A Engineers, Inc. dated June 26, 1986, Job No. 2633-86:

Beginning at a point in the westerly margin of 3rd Avenue South, 108.02 feet from the southerly margin of Ash Street;

Thence, with 3rd Avenue South, S 30 degrees 58' E. 188.67 feet;

Thence, leaving said Avenue, S 58 degrees 44' W, 145.29 feet to the center of a closed alley;

Thence, with said alley, S 30 degrees 37' E. 44.31 feet to Lafayette Street;

Thence with said Street, N 70 degrees 17' W, 208.49 feet to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 39 degrees 25', a radius of 41.00 feet and a distance of 28.21 feet to a point in the easterly margin of 4th Avenue South;

Thence, with 4th Avenue South, N 30 degrees 52' W, 163.75 feet to the southern right of way margin of Ash Street;

Thence with said margin N 58 degrees 55' E 138.25 feet;

Thence, S 30 degrees 37' E 117.99 feet;

Thence, N 58 degrees 54' E 149.13 feet to the point of beginning containing 64,522 square feet or 1.48 Acres, more or less. All according to an as built survey prepared by A & A Engineers, Inc., Job No. 2633-86.

Being the same property conveyed to Prudential-Bache/Watson & Taylor, Ltd.-4, by Deed from Downtown Business Centers II, Ltd., of record in Book 6908, page 572, and re-recorded in Book 6932, page 666, Register's Office for Davidson County, Tennessee; and corrected by deed of correction of record in Book 7122, page 886, in said Register's Office.

STATE OF New York
COUNTY OF New York

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant:

PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD.-4, a Texas limited partnership

By: PRUDENTIAL-BACHE PROPERTIES, INC., its managing general partner

By: [signature]

Title: President

Subscribed and sworn to before me this the 25 day of April, 2003.

(Affix Seal)

KENNETH FUCHS NOTARY PUBLIC STATE OF NEW YORK
My Commission expires

Notary Public [signature]

KENNETH FUCHS
NOTARY PUBLIC, State of New York
No. 02FU4886281
Qualified in New York County
Commission Expires February 9, 2007