Davidson County DEEDWARR
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This document was prepared by:

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Address of New Owner/ Send Tax Bills To: Oaks Office Investment LLC
112 South Tryon Street
Suite 760
Charlotte, North Carolina 28284

After recording, mail to:

Jeffrey W. Glenney, Esq.
Moore & Van Allen, PLLC
100 North Tryon Street, Suite 4700
Charlotte, North Carolina 28202

Map & Parcel Nos: Map 120-1
Parcels 155 and 156

SPECIAL WARRANTY DEED
(*The Oaks Office Complex, Nashville, Tennessee*)

WXI/AJP REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00) and other good and valuable consideration in hand paid by Oaks Office Investment LLC, a North Carolina limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain improved real property known as 1101 Kermit Drive, Nashville, Tennessee 37217, situated in Davidson County, State of Tennessee and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with Grantor's rights, titles and interests in all improvements, structures and fixtures located thereon, if any, and all rights, titles and interests of Grantor appurtenant thereto (all of the above-described properties being hereinafter collectively referred to as the "Property"), subject, however, to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed this 30 day of April, 2003.

GRANTOR:

WXI/AJP REAL ESTATE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: WXI/AJP Gen-Par, Inc.,
a Delaware corporation,
its general partner

By: Marilyn Franklin
Name: Marilyn Franklin
Title: Assistant Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared MARILYN FRANKLIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the ASSISTANT VICE PRESIDENT of WXI/AJP Gen-Par, Inc., a Delaware corporation, the general partner of WXI/AJP Real Estate Limited Partnership, a Delaware limited partnership, the within named grantor, and that MARILYN FRANKLIN, as such ASSISTANT VICE PRESIDENT of WXI/AJP Gen-Par, Inc., a Delaware corporation, the general partner, executed the foregoing instrument for the purpose therein contained by signing the name of WXI/AJP Gen-Par, Inc., a Delaware corporation, the general partner by him/herself as ASSISTANT VICE PRESIDENT of such corporation, the general partner.

WITNESS my hand and official seal at Dallas, Texas, this 30 day of April, 2003.

LEE ANN JACKSON
Notary Public
State of Texas
My Commission Expires
April 22, 2006

Notary Signature

LEE ANN JACKSON
Notary Printed Name

My Commission Expires: 4/22/06

(PERSONALIZED SEAL)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value, whichever is greater, for this transfer is $6,250,000.00.

AFFIANT:

WXI/AJP REAL ESTATE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: WXI/AJP Gen-Par, Inc.,
a Delaware corporation,
its general partner

By: Marilyn Franklin
Name: MARILYN FRANKLIN
Title: Assistant Vice President

Subscribed and sworn to before me this the 29 day of April, 2003.

LEE ANN JACKSON
Notary Public
State of Texas
My Commission Expires
April 22, 2006

Notary Public
My Commission Expires: 4-22-06

Mail subsequent tax bills to:
Oaks Office Investment LLC
Suite 760
112 South Tryon Street
Charlotte, North Carolina 28284

EXHIBIT A

Property

Being two tracts of land in the First Civil District of the City of Nashville, Davidson County, Tennessee, located on the southerly margin of Vultee Boulevard on both the east and west margins of Kermit Drive and being more particularly described as follows:

TRACT NO. 1:

Being a tract of land in the Southwest quadrant of the intersection of Vultee Boulevard and Kermit Drive, being Lot 1 as shown on the Plan of The Oaks of record in Plat Book 4460, Page 139 in the Registrar's Office of Davidson County, Tennessee, to-wit:

Beginning at a concrete monument at the northwest corner of herein described tract, said monument being in the Southerly margin of Vultee Boulevard and being the northeast corner of property of Olympia Plaza of record in Deed Book 5894, page 197 in the Registrar's Office of Davidson County, Tennessee; thence with said margin of Vultee Boulevard, South 89 degrees 09 minutes 00 seconds East 215.00 feet to a point; thence leaving said margin with a curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord of South 44 degrees 09 minutes 00 seconds East 35.36 feet for an arc length of 39.27 feet to a point in the Westerly margin of Kermit Drive; thence with said margin of Kermit Drive, South 00 degrees 51 minutes 00 seconds West 25.00 feet to a point; thence with a curve concave to the East having a central angle of 20 degrees 30 minutes 00 seconds, a radius of 305.00 feet and a chord of South 09 degrees 24 minutes 00 seconds East 108.55 feet for an arc length of 109.13 feet to a point; thence with a curve concave to the West having a central angle of 60 degrees 50 minutes 00 seconds a radius of 295.00 feet and a chord of South 10 degrees 46 minutes 00 seconds West 298.71 feet, for an arc length of 313.21 feet to a point; thence South 41 degrees 11 minutes 02 seconds West 62.31 feet to an iron pin; thence leaving Kermit Drive with the North line of Resubdivision of Lot 9 The Oaks, of record in Plat Book 4885, Page 24 in the Registrar's Office of Davidson County, Tennessee; North 48 degrees 49 minutes 00 seconds West 219.79 feet to a point; thence with the east line of Olympia Plaza, North 00 degrees 51 minutes 00 seconds East, 356.30 feet to the point of beginning.

TRACT NO. 2:

Being a tract of land in the Southeast quadrant of the intersection of Vultee Boulevard and Kermit Drive, being Lot 3 as shown on the Plat of Resubdivision of Lots 3, 4 & 5, The Oaks, of record in Plat Book 4660, page 58 in the Registrar's Office of Davidson County, Tennessee, to-wit:

Beginning at a concrete monument in the Southerly margin of Vultee Boulevard at the Northeast corner of herein described tract, said monument being the northwest corner of Stardust Acres of record in Plat Book 1424, Page 92 in the Registrar's Office of Davidson County, Tennessee; thence, leaving Vultee Boulevard with the West line of Stardust Acres, South 03 degrees 48 minutes 00 seconds West 408.08 feet to a concrete monument; thence, with the North line of First Revision, Stardust Commercial Park Section 2, Lot 1, of record in Plat Book 9700, Page 394 in the Registrar's Office of Davidson County, Tennessee, North 84 degrees 09 minutes 00 seconds West, 203.60 feet to a point; thence, with the westerly line of Fred C. Hardeman of record in Book 9490, Page 977 in the Registrar's Office of Davidson County, Tennessee, South 56 degrees 07 minutes 00 seconds West 72.20 feet to an iron pin; thence South 32 degrees 09 minutes 00 seconds West 172.88 feet to a concrete monument; thence, South 13 degrees 18 minutes

00 seconds West 108.12 feet to an iron pin; thence, leaving Hardeman with the North line of The Oaks of record in Plat Book 4660, Page 58 in the Registrar's Office of Davidson County, Tennessee, North 48 degrees 49 minutes 00 seconds West, 269.96 feet to a point in the Easterly margin of Kermit Drive; thence, with said margin and a curve concave to the west having a central angle of 54 degrees 34 minutes 02 seconds, a radius of 345.00 feet and a chord of North 07 degrees 38 minutes 01 seconds East 316.29 feet, for an arc length of 328.57 feet to a point; thence, with a curve concave to the East having a central angle of 20 degrees 30 minutes 00 seconds, a radius of 255.00 feet and a chord of North 09 degrees 24 minutes 00 seconds West 90.75 feet, for an arc length of 91.24 feet to a point; thence North 00 degrees 51 minutes 00 seconds East, 25.00 feet to a point; thence, with a curve concave to the East having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord of North 45 degrees 51 minutes 00 seconds East, 35.36 feet, for an arc length of 39.27 feet to a point in the southerly margin of Vultee Boulevard; thence, with Vultee Boulevard South 89 degrees 09 minutes 00 seconds East, 271.20 feet to a point; thence, with a curve concave to the north having a central angle of 22 degrees 18 minutes 20 seconds, a radius of 750.00 feet and a chord of North 79 degrees 41 minutes 50 seconds East 290.14 feet for an arc length of 291.98 feet to the point of beginning.

Assessor's Parcel Nos. 120-1-155 and 120-1-156

Being the same real property conveyed to WXI/AJP Real Estate Limited Partnership, a Delaware limited partnership, by Special Warranty Deed from AJ Partners Limited Partnership, of record in Book 11057, page 770, re-recorded in Book 11156, page 237, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All assessments, City and/or County taxes due in 2003, and thereafter, liens not yet due and payable.

2. Terms, agreements, stipulations, obligations and other matters contained in any lease agreement(s) which may now be in existence, written or verbal, and not of public record.

3. Easements, rights of way and set-back limits noted on plat of record in Plat Book 4460 Page 58 in the Register's Office of Davidson County, Tennessee.

4. Easements, rights of way and set-back limits noted on plat of record in Plat Book 4660 Page 58 in the Register's Office of Davidson County, Tennessee.

5. Easement originally in favor of Otto Uthman et al, as granted in instrument of record in Book 1181 Page 158 in the Registrar's Office of Davidson County, Tennessee.