Davidson County DEEDWARR
Recvd: 07/07/04 14:19 5pgs
Fees:28.00 Taxes:93980.00
20040707-0080778

This instrument prepared by and
after recording return to:

Katherine Lipton, Esq.
Paul Hastings Janofsky & Walker LLP
75 East 55th Street
New York, New York 10022

Owner/Send Tax Bills To:

Lexington Antioch LLC
c/o Lexington Corporate Properties Trust
One Penn Plaza, Suite 4015
New York, New York 10119
Tax Identification No.: Map 174, Parcel 200

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of JUNE 30, 2004, between DANACQ NASHVILLE LLC, a Delaware limited liability company, having an address of c/o GE Asset Management, 1818 Market Street, Suite 2620, Philadephia, PA 19103 ("**Grantor**"), and LEXINGTON ANTIOCH LLC, a Delaware limited liability company, having an address of c/o Lexington Corporate Properties Trust, One Penn Plaza, Suite 4015, New York, New York 10119 ("**Grantee**").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Davidson County, Tennessee to wit:

See Exhibit "A" attached hereto and
incorporated herein by reference.

The foregoing real property together with all improvements located thereon are sometimes collectively referred to herein as the "**Property**." This is improved property known as 6050 Dana Way, Antioch, Tennessee.

TO HAVE AND TO HOLD THE aforesaid real estate together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property unto the Grantee, its successors and assigns in fee simple forever: (a) all easements, rights-of-way, streets and other appurtenances, and (b) all improvements located thereon provided, however, that all fixtures are specifically excluded from this Special Warranty Deed.

The conveyance of the Property is subject only to the Permitted Encumbrances (as defined in that certain Purchase and Sale Agreement dated as of March 31, 2004, as thereafter amended, by and between Grantor and Grantee), which include, without

limitation, those encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by reference.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has good right to convey it, subject to the Permitted Encumbrances. And Grantor hereby covenants with said Grantee that Grantor hereby warrants the title to said real property to Grantee, its successors and assigns and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

Grantor:

DANACQ NASHVILLE LLC,
a Delaware limited liability company

By: General Electric Capital Corporation,
its manager

By: _____
Name: Vicki Cottrell
Title: Authorized Signatory

STATE OF Pennsylvania)
) SS.
COUNTY OF Philadelphia)

Before me, a notary public of the state and county mentioned, personally appeared Vicki Cottrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be president (or other officer or agent authorized to execute the instrument) of DANACQ NASHVILLE LLC, the within named bargainor, a Delaware limited liability company, and that such president, officer or authorized agent as such, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such president, officer or authorized agent.

WITNESS my hand and seal, at office in Philadelphia, this 29th day of June, 2004.

Elizabeth A. Donohoe
Notary Public

My Commission Expires:
6/9/04

Notarial Seal
Lizabeth A. Donohoe, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Nov. 9, 2004
Member, Pennsylvania Association of Notaries

We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,400,000, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT:

DANACQ NASHVILLE LLC

By: General Electric Capital Corporation, its manager

By: Vicki Cottrell
Name: Vicki Cottrell
Title: Authorized Signatory

SUBSCRIBED AND SWORN to before me this 29 day of June, 2004.

Elizabeth A. Donohoe
Notary Public

My Commission Expires:

Notarial Seal
Lizabeth A. Donohoe, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Nov. 9, 2004
Member, Pennsylvania Association of Notaries

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, being Lot 2 on the plat of the Crossings at Hickory Hollow Phase III, of record in Plat Book 9700, page 586, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right of way line of CSX Transportation Railroad, at a corner common with the property of Loretta Ann Bonds, as of record in Deed Book 10757, page 250, Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right of way line of CSX Transportation Railroad with the northerly property line of Loretta Ann Bonds South 07 deg. 18 min. 35 sec. West, 383.06 feet to an iron rod (old);

Thence North 85 deg. 25 min. 45 sec. West, 698.29 feet to an iron rod (old);

Thence North 83 deg. 25 min. 00 sec. West, 807.08 feet to a PK nail (old);

Thence with the easterly property line of Crews Investment Properties of Tennessee, LLC, as of record in Instrument No. 20030919-0139284, Register's Office for Davidson County, Tennessee, North 08 deg. 49 min. 16 sec. East, 50.34 feet to an iron rod (old);

Thence with the northerly boundary line of Crews Investment Properties of Tennessee, LLC, North 57 deg. 15 min. 30 sec. West, 962.15 feet to an iron rod (old);

Thence North 14 deg. 19 min. 22 sec. West, 130.93 feet to an iron rod (old) in the right of way of Dana Way;

Thence with a curve to the left, along an arc length of 137.39 feet, the central angle of which is 131 deg. 11 min. 50 sec., the radius of which is 60.00 feet, the chord of which is north 14 deg. 19 min. 22 sec. west, 109.28 feet to an iron rod (old);

Thence with the northerly property line of Lot 2 on the plan of the Resubdivision of Lot 3, The Crossings of Hickory Hollow Phase III, as of record in Plat Book 9700, page 707 at the Register's Office for Davidson County, Tennessee, North 14 deg. 19 min. 22 sec. West, 134.23 feet to an iron rod (old) at a corner common with the property of American General Life and Accident Insurance Company, as of record in Deed Book 10435, page 757, Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of American General Life and Accident Insurance Company North 38 deg. 50 min. 16 sec. East, 722.15 feet to an iron rod (old);

Thence with the southerly property line of Lot 1 on the plan of The Crossings at Hickory Hollow Phase III, as of record in Plat Book 9700, page 586 at the Register's Office for Davidson County, Tennessee, North 35 deg. 25 min. 15 sec. East, 295.90 feet to an iron rod (old) in the westerly right of way line of CSX Transportation Railroad;

Thence with the westerly right of way line of CSX Transportation Railroad along a curve to the right, along an arc length of 56.98 feet, the central angle of which is 01 deg. 10 min. 51 sec., the radius of which is 2764.79 feet, the chord of which is South 53 deg. 59 min. 19 sec. East, 56.98 feet to an iron rod (old);

Thence South 51 deg. 12 min. 07 sec. East, 322.23 feet to an iron rod (old);

Thence South 50 deg. 07 min. 06 sec. East, 1979.71 feet to the point of beginning, containing 2,420,732 square feet or 55.572 acres more or less, as shown on survey prepared by Joe M. Cummings, The Cummings Group, Inc., dated April 11, 2001, last revised May 6, 2004, Project No. 20010171/2.

Being the same property conveyed to Danacq Nashville, LLC, a Delaware limited liability company by Special Warranty Deed from Beck/Arnley Worldparts Corp., a Delaware corporation of record in Instrument No. 20011102-0120042, Register's Office for Davidson County, Tennessee.

Exhibit B

1. County taxes for the year **2004** and thereafter for tax parcel number **174-00-0-200.00**, not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 9700, page 586 and in Plat Book 9700, page 707, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, page 145, re-recorded in Book 7966, page 60, in said Register's Office, as amended by Amendment to Declaration of Protective Covenants and Owners Association for the Crossings at Hickory Hollow of record in Book 8085, page 402, said Register's Office, as further amended by Second Amendment to Declaration of Protective Covenants and Owners Association for the Crossings at Hickory Hollow of record in Book 9730, page 957, said Register's Office. Our policy, when issued, will insure the insured that these covenants have not been violated, and that a violation thereof will not result in forfeiture or reversion of title.

4. Easement Agreement of record in Book 10728, page 219, Register's Office for Davidson County, Tennessee

5. Deed of Trust, Security Agreement and Assignment of Leases and Rents from Danacq Nashville, LLC, a Delaware limited liability company to Leon Sharber, for the benefit of Nomura Credit & Capital, Inc. dated October 26, 2001 and recorded on November 02, 2001 as Instrument Number 20011102-0120043, Register's Office for Davidson County, Tennessee, in the original amount of $15,785,000.00 as assigned to Wells Fargo Bank Minnesota, N.A., as Trustee for the Registered Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2002-C1 of record in Instrument No. 20040506-0051725, said Register's Office.

6. Assignment of Leases and Rents by Danacq Nashville, LLC, a Delaware limited liability company to Nomura Credit & Capital, Inc., recorded in Instrument No. 20011102-0120044 Register's Office for Davidson County, Tennessee, as assigned to Wells Fargo Bank Minnesota, N.A., as Trustee in Instrument No. 20040506-0051726, said Regsiter's Office.

7. UCC-1 (Financing Statement) showing Danacq Nashville LLC as Debtor and Nomura Credit & Capital, Inc. as Secured Party recorded October 02, 2001 in Instrument No. 20011102-0120045 Register's Office for Davidson County, Tennessee, as assigned to Wells Fargo Bank Minnesota, N.A., as Trustee in Instrument No. 20040506-0051727, said Regsiter's Office.

8. Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20011102-0120047, Register's Office for Davidson County, Tennessee.

9. All of the terms and provisions set forth and contained in that certain Lease between Danacq Nashville, LLC, a Delaware limited liability company, Lessor, and Dana Corporation, a Virginia corporation, Lessee, a memorandum of which is recorded in Instrument No. 20011102-0120046 Register's Office for Davidson County, Tennessee.

10. Survey prepared by Joe M. Cummings, RLS No. 1513, dated April 11, 2001, last revised May 6, 2004, under Project No. 20010171/2, shows the following:
    - 35 foot setback from Dana Way
    - 20 foot utility and drainage easement near the western boundary of the land
    - 20 foot sanitary sewer easement along the northeasterly boundary of the land