Davidson County DEEDQC
Recvd: 10/14/04 08:29 5pgs
Fees:27.00 Taxes:0.00
20041014-0123672

NAME AND ADDRESS TO WHICH FUTURE TAX BILLS ARE TO BE SENT:

DUKE REALTY LIMITED PARTNERSHIP
Attn: Senior Property Manager
782 Melrose Avenue
Nashville, Tennessee 37217

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

DUKE REALTY CORPORATION
Attn: Ann Dee, Esq.
4225 Naperville Road, Suite 150
Lisle, Illinois 60532

Map	Parcel
050-10-0-B	002.00

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of October, 2004, by and between DUKE CONSTRUCTION LIMITED PARTNERSHIP, an Indiana limited partnership (hereinafter referred to as "Grantor"), and DUKE REALTY LIMITED PARTNERSHIP, a Indiana limited partnership (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H, That:

NOW THEREFORE, Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged by these presents, does hereby remise, convey, and forever quitclaim unto the said Grantee all of Grantor's right, title and interest in and to those tracts or parcels of land described on Exhibit A, attached hereto and incorporated herein by this reference, together with all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal as of the day and year first above written:

GRANTOR:

DUKE CONSTRUCTION LIMITED PARTNERSHIP, an Indiana limited partnership

BY: Duke Business Centers Corporation, an Indiana corporation, its general partner

By: _____
Petter Berntzen
Senior Vice President

STATE OF Illinois)
)
COUNTY OF DuPage)

Before me, Debra Nelson a Notary Public of said County and State, personally appeared Petter Berntzen with who I am personally acquainted (or proved to me on the basis on satisfactory evidence) and who acknowledged himself to be a Senior Vice President of Duke Business Centers Corporation (the "General Partner"), which is the general partner of Duke Construction Limited Partnership, the within named grantor, an Indiana limited partnership (the "Grantor"), and that he as such Senior Vice President of the General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as Senior Vice President of the General Partner.

Witness my hand and seal, at the office in Lisle, IL, this 7th of October, 2004.

Debra Nelson
Notary Public

My Commission Expires: 2/10/2007

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is zero (0).

Affiant

Subscribed and sworn to before me, this 11th of October, 2004.

Notary Public

My Commission Expires: 9/22/07

TANYA R. BURNAM
Notary Public At Large
DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 22, 2007

e:\alcoluss\nashville\closing documents\deeds\briley land.doc 10/5/2004 1:01 PM

Exhibit "A"

Tract V - Briley Land

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey made by Ragan-Smith-Associates, Inc., dated April 23, 1996 and proceeds as follows:
BEGINNING at an existing concrete highway monument on the easterly right-of-way line of Interstate 24, right-of-way varies, said monument being situated 482.20 feet from the intersection of the northerly right-of-way line of Brick Church Lane, a 50-foot right-of-way, and the easterly right-of-way line of Interstate 24, and also being the northwest corner of Cinetas Corporation Number 1 as recorded in Deed Book 8112, page 393, Register's Office for Davidson County, Tennessee and being Lot 1 of Section One, Briley Parkway Business Center as recorded in Plat Book 7900, page 155, Register's Office for Davidson County, Tennessee; thence,

1. With the easterly right-of-way of Interstate 24, North 05° 37' 14" East, 372.93 feet to an existing concrete highway monument; thence,
2. North 04° 46' 09" East, passing an existing iron pin at 534.54 feet, a total distance of 577.85 feet to an iron pin set; thence,
3. North 08° 07' 46" West, 344.79 feet to an existing state highway monument at the southwest corner of Thomas Fite Cone & Martha C. Beck, Trustees as recorded in Deed Book 8057, page 151, Register's Office for Davidson County, Tennessee; thence,
4. Leaving said easterly right-of-way line of Interstate 24 with the southerly line of the aforementioned Cone & Beck property, South 87° 01' 30" East, 1549.09 feet to an existing iron pin; thence,
5. Continuing with said southerly line of Cone & Beck property, South 85° 14' 13" East, 216.42 feet to an existing iron pin in the westerly right-of-way of Brick Church Pike, a 80-foot right-of-way; thence,
6. With the westerly right-of-way of Brick Church Pike and a 4650.31 foot radius curve to the right, an arc length of 106.71 feet, and a chord bearing and distance of South 26° 25' 03" West, 106.71 feet to an existing iron pin; thence
7. Continuing with said right-of-way line of Brick Church Pike, South 27° 05' 20" West, passing an existing iron pin at 255.40 feet, a total distance of 265.93 feet to an iron pin set at the northeast corner of Junior C. Elder, et ux. as recorded in Deed Book 9155, page 204, Register's Office for Davidson County, Tennessee; thence,
8. Leaving the westerly right-of-way of Brick Church Pike with the northerly line of the Elder property, North 34° 05' 40" West, 14.80 feet to an iron pin set; thence,
9. South 56 44' 12" West, 154.00 feet to iron pin set; thence,
10. South 54° 09' 12" West, 171.80 feet to a point; thence,
11. South 31° 29' 12" West, 244.00 feet to an iron pin set at the common corner of J. B. Lokey, et ux. as recorded in Deed Book 4187, page 355, Register's Office for Davidson County, Tennessee and Charles S. Bass, et ux. as recorded in Deed Book 5093, page 381, Register's Office for Davidson County, Tennessee; thence,
12. With the westerly line of the Bass property, South 49° 25' 12" West, 73.00 feet to an iron pin set; thence,
13. South 76° 54' 08" West, 53.43 feet to an iron pin set; thence,
14. South 55° 54' 09" East, 239.00 feet to an existing iron pin in the westerly right-of-way line of Brick Church Pike; thence,
15. With the westerly right-of-way of Brick Church Pike, South 32° 38' 17" West, 50.00 feet to an existing iron pin at the northeast corner of James Parks, et ux. as recorded in Deed Book 6266, page 438, Register's Office for Davidson County, Tennessee; thence,
16. Leaving the westerly right-of-way line with the northerly line of the Parks property, North 55° 58' 53" West, 240.46 feet to an existing iron pin; thence,
17. With the westerly line of the Parks property, South 34° 03' 26" West, 303.55 feet to an iron pin set along the northerly line of James I. Parks as recorded in Deed Book 7720, page 375, Register's Office for Davidson County, Tennessee; thence,

18. With the northerly line of the James I. Parks property, South 86° 32' 42" West, 149.80 feet to an existing iron pin; thence,

19. South 12° 49' 53" West, 294.20 feet to an iron pin set in the northerly line of Lorene W. Lee & Joe F. Kerr, Jr. as recorded in Deed Book 2016, page 517, Register's Office for Davidson County, Tennessee and also being the southwest corner of Clifton H. and Barbara A. South as recorded in Deed Book 9415, page 851, Register's Office for Davidson County, Tennessee; thence,

20. With the northerly line of the Lee & Kerr property, South 81° 32' 53" West, 57.10 feet to a point in the easterly line of the North Fork of Ewing Creek; thence,

21. South 23° 24' 27" West, 348.49 feet to an existing steel post in the northerly right-of-way line of Brick Church Lane; thence,

22. With the northerly right-of-way of Brick Church Lane, North 87° 35' 11" West, 101.74 feet to an iron pin set in the easterly right-of-way line of Briley Park Boulevard North, a 60-foot right-of-way, as dedicated by plat of record in Book 7900, page 155, Register's Office for Davidson County, Tennessee; thence,

23. Leaving the northerly right-of-way of Brick Church Lane with the easterly right-of-way of Briley Park Boulevard North, North 02° 25' 31" East, 4.74 feet to an iron pin set; thence,

24. In a northerly direction with a curve to the right having a radius of 25.00 feet, an arc length of 41.56 feet, and a chord bearing and distance of North 39° 56' 24" West, 36.94 feet to an iron pin set; thence,

25. Continuing with a curve to the right having a radius of 270.00 feet, an arc length of 116.54 feet, and a chord bearing and distance of North 20° 03' 36" East, 115.64feet to an iron pin set; thence,

26. North 32° 25' 31" East, 140.00 feet to an iron pin set; thence,

27. Continuing with said right-of-way line and a curve to the left having a radius of 330.00 feet, an arc length of 233.67 feet, and a chord bearing and distance of North 12° 08' 24" East, 228.82 feet to an iron pin set in the northerly terminus of Briley Park Boulevard North; thence,

28. With the northerly terminus of Briley Park Boulevard North, South 81° 51' 16" West, 60.00 feet to an iron pin set at the northeast corner of Cinetas Corporation Number 1 as recorded in Deed Book 8112, page 393, Register's Office for Davidson County, Tennessee; thence,

29. With the westerly line of the aforementioned Cinetas Corporation, North 87° 34' 29" West, 490.12 feet to the point of beginning containing 1,685,147 square feet or 38.686 acres, more or less.

BEING part of the same property conveyed to NWI Warehouse Group, L.P., by Special Warranty Deed from Robin G. Costa, Trustee of record in Book 10204, Page 135, Register's Office for Davidson County, Tennessee. AND BEING THE SAME PROPERTY CONVEYED TO DUKE CONSTRUCTION LIMITED PARTNERSHIP BY NWI WAREHOUSE GROUP NV LIMITED PARTNERSHIP AS OF RECORD AS INSTRUMENT No. 20010328-0030028, REGISTERS OFFICE FOR DAVIDSON COUNTY, TN.