PREPARED BY:

E. Woods Weathersby
Stokes Bartholomew Evans & Petree, P.A.
1000 Ridgeway Loop Road, Suite 200
Memphis, Tennessee 38120

MAIL TAX STATEMENTS TO NEW PROPERTY OWNER'S NAME AND ADDRESS:
DES-TECH (TN) LIMITED PARTNERSHIP
c/o W.P. Carey & Co. LLC
50 Rockefeller Plaza, 2nd Floor
New York, New York 10020
Attn: Benjamin Harris

Map & Parcel Nos. 095-03-0 23.00 and part of 095-03-0 128.00

Davidson County DEEDWARR
Recvd: 06/29/05 14:39 6 pgs
Fees:33.00 Taxes:36630.00



20050629-0074924

SPECIAL WARRANTY DEED

BOYLE CRAIGMEADE, LP, a Tennessee limited partnership, whose general partner is Boyle North Company, L.L.C., a Tennessee limited liability company (the "Grantor"), having its principal address at 5110 Maryland Way, Suite 330, Brentwood, Tennessee 37027, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt sufficiency of which are hereby acknowledged, **HAS BARGAINED FOR AND SOLD, AND DOES HEREBY BARGAIN FOR, SELL, REMISE, RELEASE, ALIEN, CONVEY AND CONFIRM** unto **DES-TECH (TN) LIMITED PARTNERSHIP**, a Delaware limited partnership, (the "Grantee"), having a mailing address c/o W. P. Carey & Co. LLC, 50 Rockefeller Plaza, Second Floor, New York, New York 10020, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Real Property").

SUBJECT TO: Exhibit "B" attached hereto and made a part hereof.

Address of Property: One Bridgestone Park
Nashville, TN 37214

Tax Index Number of Property: 095-03-0 023.00 and part of 095-03-0 128.00

Being a part of the same property conveyed to Boyle Craigmeade, L.P., a Tennessee limited partnership, by Special Warranty Deed from Bridgestone/Firestone North American Tire, LLC, recorded at Instrument Number 20040721-0087327 and all of property by Special Warranty Deed recorded at Instrument Number 20040423-0046176, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, subject as aforesaid, the Real Property with all the rights and appurtenances thereunto belonging unto Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee that Grantor will **WARRANT SPECIALLY AND DEFEND** the title to the said premises unto Grantee, its successors and assigns, forever, except as hereinbefore mentioned, against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and it is lawfully seized and possessed of the Real Property, subject to "Exhibit B", in fee simple and has a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed.

Executed this 22nd day of June, 2005.

BOYLE CRAIGMEADE, LP

By: Boyle North Company, L.L.C., a Tennessee limited liability company, its general partner

WITNESS:

Linda A. Hutzel

By: J B Boyle Jr.
Name: Vice S Manager
Its:

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Shelby County

Personally appeared before me, a Notary Public, J B Boyle Jr with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice S Mngr of Boyle North Company, L.L.C., a Tennessee limited liability company, which is the general partner of the Maker, Boyle Craigmeade, L.P., a Tennessee limited partnership, and is authorized by Boyle North Company, L.L.C., a Tennessee limited liability company, which is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand and seal this 22nd day of June, 2005.

Mary Kathryn Taylor
Notary Public

MARY KATHRYN TAYLOR NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

My Commission expires:

01/31/07

This is (x) improved and () unimproved property known as:

One Bridgestone Park
Nashville, TN 37214

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $9,900,000.00.

Affiant: _____

Subscribed and sworn to before me this the 24th day of June, 2005.

_____

My commission expires: 6/7/08
[SEAL]

Name: Kelly M. Costello
Notary Public

State Tax ..... $_____
Register's Fee ..... $_____
Recording Fee ..... $_____
Total ..... $_____

KELLY M. COSTELLO
Notary Public, State of New York
No. 01CO6111240
Qualified in New York County
Commission Expires June 7, 2008

EXHIBIT A

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 15TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, AND BEING LOT 1 ON THE PLAT OF REVISION ONE OF THE RESUBDIVISION OF LOTS ONE & TWO, PHASE 1 & 2, BRILEY CORNERS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 200506170069533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT M. SEARSON, RLS NO. 1666, LITTLEJOHN ENGINEERING ASSOCIATES, DATED FEBRUARY 18, 2005, LAST REVISED JUNE 20, 2005, UNDER JOB NO. 25022, AS FOLLOWS:

POINT OF BEGINNING BEING A POINT LYING ON THE INTERSECTION OF SAID ROW (WIDTH VARIES) OF BRILEY PARKWAY AND SAID EASTERN ROW (70' WIDE) OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING: S73°53'31"E 214.22' TO A POINT; THENCE S47°25'55"E 484.06' TO A POINT; THENCE S00°42'29"W 116.43' TO A POINT; THENCE S15°05'29"E 148.35' TO A POINT; THENCE S01°36'22"E 54.37' TO A POINT; THENCE LEAVING SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING: S46°33'52"W 157.91' TO A POINT; THENCE S85°26'59"W 72.64' TO A POINT; THENCE N29°01'55"W 90.19' TO A POINT; THENCE S62°32'49"W 151.42' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 89.46', A RADIUS OF 250.00', AN INTERIOR ANGLE OF 20°30'08" AND HAVING A CHORD BEARING AND DISTANCE OF N.36°05'15"W 88.98' TO POINT; THENCE N.50°01'52"W 68.38' TO A POINT; THENCE N55°11'29"W 42.39' TO A POINT; THENCE N.16°16'05"E 18.18' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 78.16', A RADIUS OF 235.50', AN INTERIOR ANGLE OF 19°01'01" AND HAVING A CHORD BEARING AND DISTANCE OF N06°45'33"E 77.81' TO A POINT; THENCE N02°44'56"W 53.64' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 55.53', A RADIUS OF 25.50', AN INTERIOR ANGLE OF 124°45'41" AND HAVING A CHORD BEARING AND DISTANCE OF N59°37'54"E 45.19' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 79.13', A RADIUS OF 625.00', AN INTERIOR ANGLE OF 07°15'15" AND HAVING A CHORD BEARING AND DISTANCE OF N61°36'53"W 79.08' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 60.82', A RADIUS OF 200.00', AN INTERIOR ANGLE OF 17°25'24" AND HAVING A CHORD BEARING AND DISTANCE OF N73°57'12"W 60.58' TO A POINT; THENCE N82°39'54"W 30.29' TO A POINT LYING ON SAID EASTERN ROW OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF CRAIGMEADE DRIVE WITH THE FOLLOWING: N03°40'04"E 270.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 113.58', A RADIUS OF 571.27', AN INTERIOR ANGLE OF 11°23'30" AND HAVING A CHORD BEARING AND DISTANCE OF N02°02'04"W 113.39' TO A POINT; THENCE N07°43'49"W 26.84' TO A POINT; THENCE N02°47'41"E 26.91' TO THE POINT OF BEGINNING.

CONTAINING 316,230 SQUARE FEET OR 7.26 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO BOYLE CRAIGMEADE, L.P. BY DEEDS OF RECORD IN INSTRUMENT NOS. 20040423-0046176 AND 20040721-0087327, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All assessments and taxes for the year 2005, liens not yet due and payable, and subsequent years.

2. Subdivision covenants, conditions and restrictions as shown on plat of record in Book 6900, Page 333, and as Instrument No. 20040220-0019758, in the Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 3135, Page 283, as modified in Book 6680, Page 862, in the Register's Office of Davidson County, Tennessee.

4. Conveyances of record in Book 7628, Page 579, and Book 7628, Page 584, in the Register's Office of Davidson County, Tennessee.

5. The INTERNATIONAL ACADEMY OF DESIGN & TECHNOLOGY NASHVILLE, LLC Lease dated as of March 31, 2004, as amended by that certain First Amendment to Lease dated as of June 30, 2004, as further amended by that certain Second Amendment to Lease dated May 5, 2005.

6. Limited Access Easement Agreement between Grantor and Grantee of even date herewith.

7. General Access Easement Agreement between Grantor and Grantee of even date herewith.

8. Appurtenant Easement Agreement between Grantor and Grantee of even date herewith.

9. Stormwater Detention Agreement recorded in Instrument No. 20050428-0047407 in the Register's Office for Davidson County, Tennessee

10. Matters shown on survey prepared by Robert M. Searson, RLS No. 1666, Littlejohn Engineering Associates, dated February 18, 2005, last revised June 20, 2005, under job No. 25022.

11. Restrictions, building lines and easements as shown on plat recorded June 17, 2005, as Instrument No. 20050617-0069533, with the Register's Office of Davidson County, Tennessee.