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Bypass Conveyance
4/13/07

This instrument prepared by:

Elizabeth W. Quinn, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, GA 30326

Davidson County DEEDQC
Recvd: 05/17/07 10:54 9 pgs
Fees:47.00 Taxes:0.00

20070517-0059075

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS	
333 Texas Street Suite 1050 Shreveport, LA 71101	Sealy Airpark Nashville, L.P. ~~Sealy TN Investment Fund I, L.P.~~ c/o Sealy & Company, Inc. 333 Texas Street Suite 1050 Shreveport, LA 71101	134-200 134-265 134-269 134-271 134-275 134-276	134-277 134-284 134-285 134-286 134-287

FOR AND IN CONSIDERATION of the capital contribution of the property and no other monetary consideration, HICKMAN AIRPARK NASHVILLE, L.L.C., as Grantor, by these presents does hereby quitclaim and convey unto SEALY AIRPARK NASHVILLE, L.P.., the Grantee herein, its successors, heirs, and assigns all of Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16 day of April, 2007

Scott. P. Sealy

My commission expires: August 12, 2007

Janna Hamilton
(Affix Seal) Notary Public

JANNA HAMILTON
MY COMMISSION EXPIRES
AUGUST 12, 2007

This is unimproved ( ) improved (X) property, known as a portion of Airpark Business Center.

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.

GRANTOR

HICKMAN AIRPARK NASHVILLE, L.L.C., a Delaware limited liability company

By: _____
Lynda J. Hickman, Sole Member

1649806 v01

STATE OF Georgia

COUNTY OF Cobb

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Lynda J. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the Sole Member of Hickman Airpark Nashville, L.L.C., the within named grantor, and that he/she, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such Sole Member as his/her free act and deed.

Witness my hand and official seal, at office in Powder Springs, GA, this 15th day of April, 2007.

Mary M. Taylor
Notary Public

My Commission Expires: _____

(Seal)

MARY M TAYLOR NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES JULY 6 2007

Return to:

Joseph B. Pitt, Jr.
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, Tennessee 37067

1649806 v01

Exhibit "A"

Legal Description

All those certain tracts or parcels of land, together with improvements erected thereon, situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:

Lot 5 of Airpark Center of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, page 874; Book 7191, page 683; Instrument No. 20060719-0087113 and Plat Book 7900, page 80.

Tract 2:

Lot 4 of Airpark Center of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, page 874; Book 7191, page 683; Instrument No. 20060719-087113 and Plat Book 7900, page 80.

Tract 3:

Lot 3 of Airpark Center of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, page 874; Book 7191, page 683; Instrument No. 20060719-087113 and Plat Book 7900, page 80.

Tract 4:

Lot 2 of Airpark Center of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, page 874; Book 7191, page 683; Instrument No. 20060719-087113 and Plat Book 7900, page 80.

Tract 5:

Lot 1 of Airpark Center of record in Plat Book 7900, page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, page 874; Book 7191, page 683; Instrument No. 20060719-087113 and Plat Book 7900, page 80.

Tract 6:

Being a parcel of land in the First Civil District to Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Harding Place and Airpark Center Drive and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Airpark Center Drive, said pin being the southeast corner of Lot No. 1 of Airpark Center of record in Plat Book 7900, Page 80, R.O.D.C. and the northwest corner of herein described tract.

Thence, with the westerly margin of Airpark Center Drive, South 06°38'00" West, 329.82 feet to an iron pin;

Thence, South 58°28'17" West, 131.04 feet to a point in the northerly margin of Harding Place;

Thence, with said margin and a curve concave to the south having a central angle of 14°40'27", a radius of 1512.40 feet and a chord of South 89°30'37" West, 386.29 feet for an arc length of 387.35 feet to an iron pin;

Thence, leaving said margin, with the northeast line of Metropolitan Nashville Airport Authority of record in Deed Book 9194, Page 486, R.O.D.C., North 50°29'35" West, 540.22 feet to an iron pin;

Thence, with the east line of Metropolitan Nashville Airport Authority of record in Deed Book 8661, Page 492, R.O.D.C., North 06°52'36" East, 169.46 feet to an iron pin;

Thence, with the south line of aforementioned Lot 1, Airpark Center, South 83°07'24" East, 939.35 feet to the point of beginning.

Containing 345,009 square feet or 7.92 acres, more or less.

Together with the rights and benefits set forth in Book 8659, page 874.

Tract 7:

Lot No. 3, Plan of First Revision Second Addition to Airpark West Properties, of record in Plat Book 6900, page 354, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, page 353.

Tract 8:

Lot No. 2, First Revision, Addition to Airpark West Properties, of record in Plat Book 6900, page 353, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, page 372.

Tract 9:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin found in the easterly right of way line of Donelson Pike, said iron rod found being the northwest corner of Lot 4, AIRPARK WEST PROPERTIES, of record in Book 6200, page 915; said iron rod found being the TRUE POINT OF BEGINNING of the herein described tract;

Thence, with the easterly right of way line of said Donelson Pike as follows:

North 22°33'52" East, a distance of 465.27 feet to an iron rod found with an ID of "IDE ASSOC";

Thence, with a non-tangent curve to the left, said curve having an arc length of 315.10 feet, with a radius of 1067.04 feet, and a chord of North 14° 06'06" East, a distance of 313.96 feet to an iron rod found with an ID of "IDE ASSOC";

Thence, North 05°37'00" East, a distance of 785.07 feet, to an iron found with no ID;

Thence, with a non-tangent curve to the right, said curve having an arc length of 199.01 feet, with a radius of 1950.00 feet, and a chord of North 08°36'02" East, a distance of 198.92 feet to an iron rod found, with no ID, in the south right of way line of Old Ezell Road;

Thence, with said right of way line of Old Ezell Road South 84°22'57" East, a distance of 9.00 feet;

Thence, leaving said right of way line, with the EZELL HOUSE PARTNERSHIP property, of record in Book 9171, page 275, as follows:

South 01°51'49" West, a distance of 200.70 feet, to a 4x4 concrete monument with a lead disk;

Thence, South 81°50'52" East, a distance of 150.08 feet, to a 4x4 concrete monument with a lead disk;

Thence, with the ELVIS L. WALLACE property, of record in Inst. 20011108-122825, as follows:

South 81°46'12" East, a distance of 281.63 feet, to an iron rod found with no ID;

Thence, North 12°25'18" East, a distance of 226.33 feet, to an iron rod found, with no ID, in the south right of way line of said Old Ezell Road;

Thence, with said right of way line South 80°04'30" East, a distance of 48.55 feet, to an iron rod found, with no ID;

Thence, leaving said right of way line, with the RAYMOND L. CALDWELL property, of record in Book 9943, page 345, as follows:

South 12°08'38" West, a distance of 227.28 feet;

Thence, South 05°42'28" West, a distance of 104.87 feet;

Thence, with BOWOOD HEIGHTS, Lot 21-28, of record in Book 2331, page 47, as follows:

South 06°48'01" West, a distance of 351.39 feet, to an iron rod found, with an ID of "REGAN SMITH";

Thence, South 09°05'15" West, a distance of 379.36 feet, to an iron rod found, with no ID;

Thence, South 06°59'12" West, a distance of 615.08 feet, to a p.k.nail in stump found at the northeast corner of the PCO Harding Linbar, L.P. property of record in Instrument # 20060912-0113022;

Thence, with the northerly boundary of said property, North 80°15'12" East, a distance of 422.96 feet to a p.k. nail found in asphalt;

Thence, South 10°02'01" West, a distance of 111.82 feet to a ½" rebar found;

Thence, North 80°13'59" West, a distance of 27.91 feet to a ½" rebar found at the northeast corner of the aforementioned Lot 4;

Thence, with the northerly boundary of Lot 4, North 80°13'59" West, a distance of 192.20 feet to the True Point of Beginning.

The above described parcel contains 18.10 acres (788,246 square feet) more or less.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113.

Tract 10:

Lot No. 1, First Revision, Section One, Airpark West Properties, of record in Plat Book 6900, page 372, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, page 353.

Tract 11:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place, on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right-of-way line of Ezell Road, a 50-foot right-of-way at this point that bears South 07°17'25" West, 175.65 feet from the centerline of Harding Place and preceding as follows:

With the westerly right-of-way line of Ezell Road, South 07°17'25" West, 204.76 feet to an iron rod found;

Thence, leaving said westerly line with the State of Tennessee property, of record in Deed Book 1781, page 573, as follows:

North 82°16'23" West, a distance of 178.40 feet to a 5/8" rebar with cap set;

Thence, South 88°59'26" West, a distance of 155.51 feet to a 5/8" rebar with cap set;

Thence, South 79°18'18" West, a distance of 199.90 feet to an iron rod found;

Thence, North 16°09'57" West, a distance of 299.93 feet to an iron rod found on the southerly right-of-way line of Harding Place, a 160-foot right-of-way at this point;

Thence, with said southerly right-of-way line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a length of 545.01 feet to a 5/8 rebar with cap set; said curve having a chord bearing of North 85°22'19" East, a chord distance of 541.33 feet;

Thence with the right-of-way line of Harding Place and Ezell Road, South 41°09'58" East, a distance of 149.84 feet to the point of beginning and containing 4.01 acres (174,643 square feet) more or less.

Together with a 10-foot wide sewer easement lying on each side of the following described line:

Beginning at an iron pin set in the southerly line of the above described four-acre tract, iron pin being North 79°18'47" East, 199.87 feet from the southwesterly corner of said tract and proceeding as follows: South 1°49'18" East, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 all being the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by Deed from Duke Realty Limited partnership, an Indiana limited partnership, recorded as Instrument No. 20051012-0122855 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hickman Airpark Nashville, L.L.C by deeds of record as Instrument No. 20070423-0048185 and Instrument No. 20070423-0048186.