BCCB
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THIS INSTUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation
2323 Bryan Street, Suite 2200
Dallas, Texas 75201
Attention: Kenneth F. Plifka

Davidson County DEEDWARR
Recvd: 08/31/07 15:53 11 pg
Fees:58.00 Taxes:122285.00
20070831-0105292

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Realty Associates Iowa Corporation	Asset Manager	Map 26 and Map 18
c/o TA Associates Realty 28 State Street, 10th Floor	c/o TA Associates Realty 28 State Street, 10th Floor	Parcel 3 and Parcels 114 and 115
Boston, Massachusetts 02109	Boston, Massachusetts 02109	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SPACE PARK, LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and do hereby transfer and convey unto REALTY ASSOCIATES IOWA CORPORATION, a Delaware corporation ("Grantee") and its successors, heirs and assigns, certain real estate in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $33,050,000.00.
Subscribed and sworn to before me this the 30th day of August, 2007.

Affiant Richard A Wann

Notary Public Diana Jennings

My commission expires: 9/22/07
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G:\PP\TA2-1719\Closing Docs

This is improved property located at 114 Space Park North Drive and 100-499 Old Stone Bridge Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors, heirs and assigns forever and Grantor hereby covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit B attached hereto and made a part hereof for all purposes.

Grantor further covenants and bind itself and its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees and its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

[SEE SIGNATURE ON THE FOLLOWING PAGE]

Witness our hand this 30 day of August, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

SPACE PARK, LLC, a Tennessee limited liability company

By: Space I Corp., a Tennessee corporation, its Managing Member

By: _____
Michael L. Gorney, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Timmins, Notary Public, Michael L. Gorney, 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 President of Space I Corp., a Tennessee corporation, Managing Member of Space Park, LLC, a Tennessee limited liability company, and that he is authorized by said corporation, said corporation being authorized by Space Park, LLC, to execute this instrument on behalf of Space Park, LLC.

WITNESS my hand, at office, this 30TH day of August, 2007.

_____
Notary Public

My Commission Expires: 9/22/07

EXHIBIT A

LEGAL DESCRIPTION

Being four tracts of land in the City of Goodlettsville, Davidson County, Tennessee, and being more particularly described separately as follows:

TRACT 1

BEGINNING at an existing iron pin on the eat right-of-way line of Old Stone Bridge Road, said iron pin being 1,603.22 feet southeasterly measured along said east right-of-way line, from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W and State Route 11);

1. THENCE with the east right-of-way line of said Old Stone Bridge Road, North 25 degrees 42 minutes 00 seconds West a distance 119.91 feet to an existing iron pin at the point of curvature of the following curve;

2. THENCE continuing with said east right-of-way line, northwesterly along a curve to the left, having a delta angle of 31 degrees 47 minutes 00 seconds, a radius of 346.17 feet, and a chord of North 41 degrees 35 minutes 30 seconds West 189.58 feet, an arc distance of 192.03 feet to an existing iron pin at the point of tangency;

3. THENCE continuing with said east right-of-way line of North 57 degrees 29 minutes 00 seconds West, a distance of 652.15 feet to an existing iron pin at the point of a curvature of the following curve;

4. THENCE continuing with said east right-of-way line, northwesterly along a curve to the right having a delta angle of 22 degrees 58 minutes 00 seconds, a radius of 388.49 feet, and a chord of North 46 degrees 00 minutes 00 seconds West 154.68 feet, an arc distance of 155.72 feet to an existing iron pin at the point of tangency;

5. THENCE continuing with said east right-of-way line, North 34 degrees 31 minutes 00 seconds West, a distance of 161.15 feet to an existing iron pin at the point of curvature of the following curve;

6. THENCE continuing with said east right-of-way line, westerly along a curve to the left having a delta angle of 62 degrees 14 minutes 14 seconds, a radius of 174.55 feet and a chord of North 65 degrees 38 minutes 07 seconds West 180.42 feet, and arc distance of 189.60 feet to an existing iron pin; said pin being the southeast property corner of a tract of land deeded to the City of Goodlettsville as of record in Book 8696, page 595, R.O.D.C., Tennessee;

7. THENCE leaving said east right-of-way line, with the easterly property line of the City of Goodlettsville tract, North 15 degrees 36 minutes 00 seconds West a distance of 140.57 feet to an existing iron pin;

8. THENCE South 59 degrees 56 minutes 00 seconds East a distance of 39.21 feet to an existing iron pin;

9. THENCE North 44 degrees 06 minutes 00 seconds East, passing through a witness iron pin at 22.64 feet, a total distance of 88.00 feet to a point in the center of Mansker Creek; said point being on the southwest line of the land of J.B. Jackson, Jr., etux, as record in Book 290, Page 236, R.O.S.C., Tennessee;

10. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 45 degrees 54 minutes 00 seconds East a distance of 183.95 feet to a point;

11. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson Land, South 28 degrees 14 minutes 00 seconds East a distance of 332.94 feet to a point;

12. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 64 degrees 03 minutes 00 seconds East a distance of 604.26 feet to a point;

13. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 32 degrees 45 minutes 00 seconds East a distance of 171.04 feet to a point;

14. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 53 degrees 08 minutes 00 seconds East a distance of 182.40 feet to a point;

15. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 77 degrees 31 minutes 00 seconds East a distance of 42.00 feet to a point;

16. THENCE leaving Mansker Creek, South 27 degrees 14 minutes 00 seconds West, passing through a witness iron pin at 56.84 feet, a total distance of 164.06 feet to the POINT OF BEGINNING.

CONTAINING 133,575 square feet of 3.067 acres, more or less.

TRACT 2

BEGINNING at an existing iron pin in the north right-of-way line of the CSX Transportation railroad, being South 57 degrees 13 minutes 00 seconds East 148.21 feet measured along said north right-of-way line from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W and State Route 11), said iron pin also marks the south corner of Lot 1 of the final plat of the Oscar Mayer Industrial Park as of record in Plat Book 5210, Page 382;

1. THENCE with the southeast line of said Lot 1, North 22 degrees 54 minutes 00 seconds East a distance of 379.22 feet to an existing iron pin on the west right-of-way line of Old Stone Bridge Road;

2. THENCE with said west right-of-way line, southeasterly along a curve to the left, having a delta angle of 12 degrees 50 minutes 00 seconds, a radius of 448.49 feet and a chord of South

51 degrees 04 minutes 00 seconds East 100.25 feet, an arc distance of 100.46 feet to an existing iron pin at the point of tangency;

3. THENCE continuing with said west right-of-way line, South 57 degrees 29 minutes 00 seconds East a distance of 652.15 feet to an existing iron pin at the point of curvature of the following curve;

4. THENCE continuing with said west right-of-way line, along a curve to the right, having a delta angle of 31 degrees 47 minutes 00 seconds a radius of 286.17 feet, and a chord of South 41 degrees 35 minutes 30 seconds East 156.72 feet, an arc distance of 158.75 feet to an existing iron pin at the point of tangency;

5. THENCE continuing with said west right-of-way line, South 25 degrees 42 minutes 00 seconds East a distance of 497.93 feet to an existing iron pin marking a northeast corner of the land of Oscar Mayer Foods as of record in Book 4592, Page 376, R.O.D.C., Tennessee;

6. THENCE with the north line of said Oscar Mayer land, South 65 degrees 51 minutes 00 seconds West a distance of 182.44 feet to an existing iron pin on the north right-of-way line of said CSX Railroad;

7. THENCE with said north right-of-way line, northwesterly along a curve to the left having a delta angel of 12 degrees 04 minutes 56 seconds, a radius of 4040.03 feet, and a chord of North 51 degrees 10 minutes 29 seconds. West 850.36 feet, an arc distance of 851.94 feet to an iron pin at the point of tangency;

8. THENCE continuing with said north right-of-way line, North 57 degrees 13 minutes 00 seconds West a distance of 316.95 feet to the POINT OF BEGINNING.

Continuing 423,730 square feet or 9,728 acres, more or less.

TRACT 3

BEGINNING at an existing iron pin on the east right-of-way line of Old Stone Bridge Road, said iron pin being 1,603.22 feet southeasterly measured along said east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31 W and State Route 11);

1. THENCE North 27 degrees 14 minutes 00 seconds East passing through a witness iron pin at 107.22 feet, a total distance of 164.06 feet to a point in the center of Mansker Creek, said point being the south line of the land of J.B. Jackson, Jr., etux, as of record in Book 290, Page 236, R.O.S.C., Tennessee;

2. THENCE with the center of Mansker Creek and the south line of said Jackson land, South 77 degrees 31 minutes 00 seconds East a distance of 362.48 feet to a point;

3. THENCE with the center of Mansker Creek and the south line of said Jackson land, South 65 degrees 35 minutes 00 seconds East a distance of 365.95 feet to a point on the right-of-

way line of Interstate 65 (controlled access), said point being in the fence along said west right-of-way line;

4. THENCE with the west right-of-way line of Interstate 65 (controlled access), leaving Mansker Creek, South 25 degrees 16 minutes 00 seconds East a distance of 50.35 feet to an existing iron pin; said iron pin being the northeast corner of the land of Oscar Mayer Foods as a record in Book 4592, Page 376, R.O.D.C., Tennessee;

5. THENCE with the north line of said Oscar Mayer land, South 64 degrees 27 minutes 23 seconds West a distance of 650.11 feet to an existing iron pin on the east right-of-way line of said Old Stone Bridge Road;

6. THENCE with the east right-of-way line of Old Stone Bridge Road, North 25 degrees 42 minutes 00 seconds West a distance of 454.57 feet toe the POINT OF BEGINNING.

Containing 236,660 square feet or 5.433 acres, more or less.

TRACT 4

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Parcel 3 on Tax Map 26 Metropolitan Nashville, Davidson County, Tennessee tax maps and also being Lot No. 1 and Reserved Parcel "A" on the final plat Space Park North as of record Book 5200, Page 121, R.O.D.C., Tennessee and Lot No. 1 and Reserved Parcel "A", being more particularly described together as follows:

Beginning at an existing iron pin at the intersection of the easterly right-of-way line of South Cartwright Street and the westerly right-of-way line of Interstate 65, said pin being 2,248 feet, more or less, southerly from the southerly right-of-way line of Long Hollow Pike as measured along the easterly right-of-way line of South Cartwright Street; thence

1. With the westerly right-of-way line of Interstate 65, a controlled access right-of-way, S 21E 28' 49" B, 128.73 feet to an existing highway concrete monument; thence,

2. Continuing with right-of-way of I-65, S 21E 22' 57" E, 397.31 feet to an existing concrete monument; thence,

3. Continuing with the right-of-way of I-65, S 21E 12' 38" E, 67.41 feet to an existing iron pin, northeast corner of Parcel 70 on Tax Map 26 owned by Maxine Sadler as of record in Will Book 158, Page 7, R.O.D.C., Tennessee; thence,

4. With the north line of Sadler, and old fence line, S 84E 29' 32"W, 240.02 feet to an existing iron pin, northwest corner of Sadler; thence,

5. With the westerly line of Sadler, an old fence line, S 9E 01' 40"W, 2003.51 feet to an existing iron pin; thence,

6. Continuing with the line of Sadler, S 77E 00' 23"W, passing an existing concrete monument at 358.18 feet, a total of 376.75 feet to an existing iron pin on the easterly right-of-way line of CSX Transportation, Inc. railroad, formerly Louisville & Nashville Railroad Company; thence,

7. With the easterly right-of-way line of CSX Railroad, as established and set out in Quit Claim Deed from L&N Railroad Company to Goodlettsville Warehouse Properties, a Joint Venture, recorded in Book 5375, Page 589, R.O.D.C., Tennessee and being 50 feet east from the centerline of existing main tract of railroad N 12E 30' 09"W, 2086.70 feet to an existing iron pin, the southeasterly corner of Northgate Industrial Park Section One as of record in Book 4955, Page 109, R.O.D.C., Tennessee; thence,

8. With the south line of Section One Northgate Industrial Park, N 77E 29' 47" E, passing westerly right-of-way of South Cartwright Street at 1157.84 feet, a total of 1222.55 feet to an existing iron pin on the easterly right-of-way line of South Cartwright Street; thence,

9. With the easterly right-of-way line of South Cartwright Street, with a curve to the left (radius 660.00 feet) northwestwardly a distance of 343.10 feet to the point of beginning and having a chord hearing and distance of N 6E 23' 58"W, 339.248 feet and containing 1,693,346 square feet or 38.874 acres.

Being the same property conveyed to Space Park, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20021210-0152386 and Instrument No. 20021210-0152387, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County and City of Goodlettsville real property taxes for the year 2007, which have been prorated between the parties and assumed by Grantee.

2. The plat of record in Book 6250, page 696, shows: 20-foot sanitary sewer easement (as to Tract 1 and 3) and 50 x 50 temporary turn-around (as to Tract 3).

3. Easement for the flow of Mansker Creek and a large stream located along the northwesterly line of Tract No. 2, and as shown on Plat of record in Book 6250, page 696, said Register's Office.

4. 10 foot wide water line easement to Madison Suburban Utility District of record in Book 4419, page 472, said Register's Office. (as to Tracts 1 and 3)

5. Easement for drainage to The State of Tennessee of record in Book 4185, page 983, said Register's Office. (as to Tract 3)

6. 20 foot wide sanitary sewer easement No 2 for sanitary sewers to the City of Goodlettsville, being Easement No. 2 described in the Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4956, page 191, said Register's Office. (as to Tract 1).

7. 20 foot wide easement to the City of Goodlettsville for sanitary sewers of record in Book 8676, page 222, said Register's Office. (as to Tract 1).

8. Easement for electric power overhead conductors and communication circuits to The Metropolitan Government of Nashville and Davidson County, of record in Book 7231, page 347, said Register's Office. (as to Tract 4).

9. 10 foot wide water line easement to Madison Suburban Utility District of record in Book 4377, page 97, as shown on the Plat of record in Book 5200, page 121, said Register's Office. (as to Tract 4).

10. 50-foot wide easement for vehicular and pedestrian ingress and egress set out by Declaration of Easement of record in Book 5685, page 383, said Register's Office.

11. Electric transmission lines easement to Metropolitan Government of Nashville and Davidson County of record in Book 4580, page 299 said Register's Office. (as to Tract 2). Substation easement referred to in this document does not affect subject property.

12. Order for a 60 foot wide right of way of record in Book 7363, page 795, said Register's Office.

13. Terms and conditions of Billboard Lease Agreement of record in Book 7901, page 595, said Register's Office. (as to Tract 4).

14. Lease agreement of record in Book 7005, page 769, as assigned by document of record as Instrument No. 20011001-01005562 and as amended in document of record as Instrument No. 20060927-0119750, said Register's Office. (as to Tract 4)

15. Fencing Contract of record in Book 2151, page 269, said Register's Office and as shown on the Plat of record in Book 6250, page 696, said Register's Office. (as to Tract 2).

16. Davidson County and City of Goodlettsville real property taxes for the year 2007, which have been prorated between the parties and assumed by Grantee.

17. The plat of record in Book 6250, page 696, shows: 20-foot sanitary sewer easement (as to Tract 1 and 3) and 50 x 50 temporary turn-around (as to Tract 3).

18. Easement for the flow of Mansker Creek and a large stream located along the northwesterly line of Tract No. 2, and as shown on Plat of record in Book 6250, page 696, said Register's Office.

19. 10 foot wide water line easement to Madison Suburban Utility District of record in Book 4419, page 472, said Register's Office. (as to Tracts 1 and 3)

20. Easement for drainage to The State of Tennessee of record in Book 4185, page 983, said Register's Office. (as to Tract 3)

21. 20 foot wide sanitary sewer easement No 2 for sanitary sewers to the City of Goodlettsville, being Easement No. 2 described in the Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4956, page 191, said Register's Office. (as to Tract 1).

22. 20 foot wide easement to the City of Goodlettsville for sanitary sewers of record in Book 8676, page 222, said Register's Office. (as to Tract 1).

23. Easement for electric power overhead conductors and communication circuits to The Metropolitan Government of Nashville and Davidson County, of record in Book 7231, page 347, said Register's Office. (as to Tract 4).

24. 10 foot wide water line easement to Madison Suburban Utility District of record in Book 4377, page 97, as shown on the Plat of record in Book 5200, page 121, said Register's Office. (as to Tract 4).

25. 50-foot wide easement for vehicular and pedestrian ingress and egress set out by Declaration of Easement of record in Book 5685, page 383, said Register's Office.

26. Electric transmission lines easement to Metropolitan Government of Nashville and Davidson County of record in Book 4580, page 299 said Register's Office. (as to Tract 2). Substation easement referred to in this document does not affect subject property.

27. Order for a 60 foot wide right of way of record in Book 7363, page 795, said Register's Office.

28. Terms and conditions of Billboard Lease Agreement of record in Book 7901, page 595, said Register's Office. (as to Tract 4).

29. Lease agreement of record in Book 7005, page 769, as assigned by document of record as Instrument No. 20011001-01005562 and as amended in document of record as Instrument No. 20060927-0119750, said Register's Office. (as to Tract 4)

30. Fencing Contract of record in Book 2151, page 269, said Register's Office and as shown on the Plat of record in Book 6250, page 696, said Register's Office. (as to Tract 2).