STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $2,100,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE 12-26-07

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/11

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 14:11 5 pgs
Fees:28.00 Taxes:7770.00
20071231-0149255

THIS INSTRUMENT PREPARED BY:
Tammi D. Parker, Esq.
Duke Realty Corporation
3950 Shackelford Rd., Suite 300
Duluth, GA 30096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER:
Gmere Business Center, LLC 1110 North Post Oak Rd., Suite 170 Houston, TX 77055 Attn: Edna Meyer-Nelson	Gmere Business Center, LLC 1110 North Post Oak Rd., Suite 170 Houston, TX 77055 Attn: Edna Meyer-Nelson	133-144

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership, hereinafter called the **GRANTOR** has bargained and sold, and by these presents do transfer and convey unto GMERE BUSINESS CENTER, LLC, a Texas limited liability company, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in **Exhibit A** attached hereto (the "Land") and all privileges, rights, easements, hereditaments and appurtenances thereto belonging, and all right, title and interest of Grantor in and to any streets, alleys, passages and other rights of way included therein or adjacent thereto (before or after the vacation thereof), together with all improvements located upon the Land.

This conveyance is subject to the Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE(S) that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except only for those encumbrances set forth on Exhibit B attached hereto and made a part hereof, and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors and assigns, against the lawful claims of all persons, claiming by, through or under GRANTOR. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genders shall be applicable to all genders.

WITNESS, this date December 28 2007.

DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Corporation, an Indiana corporation, its general partner

By:
Name: Jeffrey D. Palmquist
Title: Senior Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for said County and State, the within named Jeffrey D. Palmquist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Duke Realty Corporation, the general partner of Duke Realty Limited Partnership, the within named bargainor, a partnership, and that he as such officer of the general partner of the partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Senior Vice President of Duke Realty Corporation, the general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of December, 2007.

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

Tanya R. Burnam
NOTARY PUBLIC

My Commission expires: 8/23/11

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6B, as shown on the map entitled the Subdivision of Lot No. 6 of the Re-subdivision of Lot 5 and 6, Section Four Grassmere, of record as Instrument No. 20031023-0156773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Duke Realty Limited Partnership, an Indiana limited partnership, by deed from AT&T Corp., a New York corporation, successor by merger to AT&T Resource Management Corporation, a New York corporation, of record in Book 11524, page 973, dated June 10, 1999, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. The lien of any taxes not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 344, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20031023-0156773, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6008, page 866, and as amended in Book 6280, page 524 and as Instrument No. 20000531-0053960, said Register's Office.

5. Declaration and Grant of Joint Ingress and Egress Easement of record as Instrument No. 20031119-0168800, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20030916-0136166, said Register's Office.

7. Agreement of record in Book 6008, page 895, said Register's Office.

8. Joint Driveway Agreement of record in Book 10514, page 760, said Register's Office.

9. Rights of tenants under written leases.

10. All matters shown on that certain survey entitled "A.L.T.A./A.C.S.M. Land Title Survey of Lot 6B, Plan of Lot 6, Resubdivision of Lot 5 & 6, Section Four, Grassmere", prepared by Civil & Environmental Consultants, Inc., bearing the seal and certification of Gregory W. Maxwell, Tennessee Registered Land Surveyor No. 1447, prepared as of November 30, 2007.