This Instrument Prepared By:

Tammi D. Parker, Esq.
Duke Realty Corporation
3950 Shackleford Road, Suite 300
Duluth, GA 30096-8268

New Property Owner:

FedEx Corporate Services, Inc.
c/o Federal Express Corporation
3680 Hacks Cross Road
Building H, 3rd Floor
Memphis, TN 38125
Attn: Manager, Domestic Real Estate

Tax ID#: 135-346.00

Mail Tax Bills To:

FedEx Corporate Services, Inc.
Tax Department
Attn: Lady J. Smith
Building C, 3rd Floor
3630 Hacks Cross Road
Memphis, TN 38125

Davidson County DEEDWARR
Recvd: 01/09/08 13:57 6 pg
Fees:33.00 Taxes:9139.19
20080109-0002820

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of December, 2007, by and between RICHARD JOE CASEY and MARY E. CASEY, parties of the first part, and FEDEX CORPORATE SERVICES, INC., a Delaware corporation, party of the second part,

WITNESSETH: That, for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate (the "Property") situated and being in Davidson County, Tennessee:

> That certain real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.
>
> Being a portion of the same property conveyed to Richard Joe Casey, and wife, Mary Eleanor Casey, by deeds of record in Book 4376, page 523, Book 5034, page 599, Book 5067, page 845, Book 5233, page 273, Book 5781, page 25, Book 5998, page 677, Book 8129, page 980 and the property devised to Mary Casey and husband Joe Casey and Jason Casey, in the last will and testament of Stanley B. Gardner of record in Book 6577, page 85, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that the title and quiet possession thereto it warrants against the lawful claims of all persons claiming the same.

This conveyance and the Property are subject to:

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

2. Applications for Greenbelt Assessment – Agricultural of record in Book 8932, page 610, Book 8932, page 611, Book 8932, page 612, and in Book 9612, page 894, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010720-0077150 in the Register's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010720-0077151 in the Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20010720-0077152 in the Register's Office, Davidson County, Tennessee.

6. Easement – Including Generators and Fuel Supply Systems of record in Instrument No. 20030113-0005189 in the Register's Office, Davidson County, Tennessee.

7. Declaration of Easements between Richard Joe Casey and Mary E. Casey and FedEx Corporate Services, Inc. dated as of the date hereof.

8. All matters shown on that certain survey entitled "A.L.T.A./A.C.S.M. Land Title Survey, Airpark Commerce Drive, First Civil District, Twenty-Ninth Councilmanic District, Nashville, Davidson County, Tennessee", prepared by Barge Waggoner Sumner & Cannon, Inc., bearing the seal and certification of William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, prepared as of November 16, 2007, last revised on December 5, 2007.

And the said party of the first part does hereby quitclaim unto the party of the second part (i) all rights, privileges, easements and appurtenances that said party of the first part may have with respect to any land lying in the bed of any street, road or avenue in front of or adjoining the Property to the center line of that street, road or avenue, or with respect to any strips and gores adjoining the Property and (ii) any rights the said party of the first part may have with respect to any unpaid award for damage to the Property by reason of change of grade of any street.

The word "party" as used herein will mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Signatures contained on the following page.

WITNESS the signature of the said party of the first part the day and year first above written.

RICHARD JOE CASEY

MARY E. CASEY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard Joe Casey and Mary E. Casey, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2007.

Notary Public

My Commission Expires:
10-24-2010



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being land in the First Civil District, Twenty-Ninth Councilmanic District, Nashville, Davidson County, Tennessee. Being a portion of the land conveyed to Richard Joe & Mary Casey as of record in Deed Book 6577, Page 85, R.O.D.C., being located south of Couchville Pike and east of Reynolds Road and being more particularly described as follows:

BEGINNING, at an iron rod on the northerly line of Lucky C. Maze, et. ux. as of record in Book 5484, Page 768, R.O.D.C.;

THENCE, with the lines of said Lucky C. Maze et. ux. the following calls:

N74°27'36" W, 143.32 feet to an existing iron rod,
S21°25'32" W, 352.99 feet to an existing iron rod,
S21°33'18"E, 302.73 feet to an existing iron rod,
S52°12'15" E, 225.61 feet to a set iron rod at the northwest corner of Lucky C. Maze as of record in Instrument No. 200103220027641, R.O.D.C.;

THENCE, with the westerly line of said Maze, S38°36'23" E, 218.20 feet to an existing iron rod;

THENCE, with the west line of Gilberto Rodriquez of record in Instrument No. 2003062000824, R.O.D.C., S25°00'13" E, 166.66 feet to a set iron rod;

THENCE, S14°04'12" E, 145.23 feet to an existing iron rod on the northerly right-of-way line of Una Recreation Road;

THENCE, along the right-of-way line of Una Recreation Road, S22°36'01"W, 83.69 feet to an existing iron rod on the easterly line of Kenneth H. Peek as of record in Book 8977, Page 883, R.O.D.C.;

THENCE, with the lines of said Kenneth H. Peek the following calls:

N14°04'12"W, 208.06 feet to an existing iron rod,
N25°00'13"W, 155.44 feet to an existing iron rod,
N38°36'23"W, 205.90 feet to an existing iron rod,
N52°12'15"W, 233.70 feet to an existing iron rod,
N21°35'05"W, 228.68 feet to an existing iron rod,
N57°26'41"W, 414.52 feet to an existing iron rod,
N86°09'10"W, 389.27 feet to an existing iron rod;

THENCE, with a proposed phase line the following calls:

N58°06'27"W, 156.65 feet,
N08°52'29"W, 265.96 feet,
N17°40'23"E, 594.69 feet,
N11°38'46"W, 670.76 feet,
N34°01'40"W, 358.46 feet to a point on the southerly line of CSJ & Associates, LLC, as of record in Book 11045, Page 956, R.O.D.C.;

THENCE, along said southerly line of CSJ & Associates, LLC, S83°09'15"E, 331.08 feet to an existing iron rod at the corner of M.I. Barrett Sr., & Rachel S. Barrett Trustee, as of record in Book 10103, Page 437, R.O.D.C.;

THENCE, along the south line of said M.I. Barrett S82°44'48"E, 163.41 feet to an existing iron rod on the southerly line of Duke-Weeks Realty, L.P. as of record in Instrument No. 200012180124084, R.O.D.C.;

THENCE, with Duke-Weeks S82°44'13"E, 182.11 feet to an existing iron rod;

THENCE, S83°53'26"E, 444.91 feet to a proposed Phase Line;

THENCE, with said Phase Line the following calls:

S08°02'00"W, 190.51 feet,
S82°00'31"E, 145.13 feet,

With a curve concave to the south having a central angle of 43°59'43", a radius of 250.00 feet and a chord of S37°19'44"E, 187.28 feet for an arc length of 191.97 feet to a point,

S15°19'57"E, 28.96 feet to a point,
S07°53'19"W, 868.70 feet,
S18°21'29"E, 367.19 feet to the point of beginning;

Containing 1,956,480 square feet or 44.91 acres more or less.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ORVALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $ 2,470,050.00

Richard J. Cagan

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE OF

DECEMBER 10th, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES

10.24.2010

The subject property is unimproved.

SUZANNE W. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON