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#: 121-11-A-001.00
121-11-A-004.00

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 13:58 7 pg
Fees:38.00 Taxes:51910.82
20080109-0002821

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of December, 2007, by and between DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, * party 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 the same property conveyed to Duke-Weeks Realty Limited Partnership, an Indiana limited partnership by general warranty deeds of record in Instrument Number 20001218-0124084 and Instrument Number 20001218-0124083, 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 by, through or under the party of the first part, but not otherwise.

This conveyance and the Property are subject to:

* formerly known as Duke-Weeks Realty Limited Partnership, an Indiana limited partnership,

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

2. All matters as shown on plat of record in Instrument Number 20011120-0127754, Register's Office for Davidson County, Tennessee.

3. Easement(s) of record in Book 4559, page 259 in the Register's Office, Davidson County, Tennessee.

4. Easement(s) of record in Book 4750, page 217 in the Register's Office, Davidson County, Tennessee.

5. Easement(s) of record in Book 5034, page 599 in the Register's Office, Davidson County, Tennessee.

6. 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.

7. Stormwater Detention Agreement of record in Instrument No. 20011005-0108509, said Register's Office.

8. Declaration of Covenants, Conditions & Restrictions, Reservations and Easements of record in Instrument No. 20011115-0125662, in said Register's Office.

9. All matters shown in 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.

[Signature contained on the following page]

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

DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Corporation,
General Partner

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

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey D. Palmquist, 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 Senior Vice President of Duke Realty Corporation, an Indiana corporation and the General Partner of Duke Realty Limited Partnership, and is authorized by that corporation to execute this instrument on behalf of that corporation in its capacity as General Partner of Duke Realty Limited Partnership.

WITNESS my hand and seal this 11th day of December, 2007.

_____
Notary Public

My Commission Expires:
8-23-2011

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 4 Description:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located south of Couchville Pike being Lot No. 4 as shown on the Final Plat of Airpark East of record in Instrument No. 200111200127754, R.O.D.C. being more particularly described as follows:

BEGINNING at an iron pin at the northwest corner of herein described Lot 4, said pin being in the southerly margin of Airpark Commerce Drive;

THENCE, with the southerly margin of Airpark Commerce Drive the following calls:

S72°43'35"E, 93.46 feet to an iron pin,

With a curve concave to the south having a central angle of 57°22'37", a radius of 270.00 feet and a chord of S44°02'29"E, 259.23 feet for an arc length of 270.38 feet to an iron pin,

S15°19'57"E, 100.11 feet to an iron pin,

With a curve concave to the east having a central angle of 67°17'25", a radius of 330.00 feet and a chord of S48°58'39"E, 365.67 feet for an arc length of 387.56 feet to an iron pin,

S82°37'22"E, 462.63 feet to an iron pin,

With a curve concave to the south having a central angle of 49°40'47", a radius of 25.00 feet and a chord of S57°47'24"E, 21.00 feet for an arc length of 21.68 feet to an iron pin,

With a curve concave to the east having a central angle of 48°10'34", a radius of 60.00 feet and a chord of S57°02'17"E, 48.98 feet for an arc length of 50.45 feet to an iron pin;

THENCE, leaving said Airpark Commerce Drive with the line between Lots 2 and 4, S07°26'45'W, 956.51 feet to an iron pin in the north line of Lucky C. Maze, et. ux. of record in Book 5484, Page 768, R.O.D.C.;

THENCE, with said Maze, N76°05'09"W, 635.32 feet to an iron pin;

THENCE, S82°17'27"W, 95.45 feet to an iron pin;

THENCE, with the west line of Lot No. 4, being the east line of Richard Joe Casey and wife, Mary of record in Deed Book 6577, Page 85, R.O.D.C., the following calls:

N18°21'29"W, 367.19 feet to an iron pin,
N07°53'19"E, 868.70 feet to an iron pin,
N15°19'57"W, 28.96 feet to an iron pin,

With a curve concave to the west having a central angle of 43°59'43", a radius of 250.00 feet and a chord of N37°19'44"W, 187.28 feet for an arc length of 191.97 feet to an iron pin,

N82°00'31"W, 145.13 feet to an iron pin,
N08°02'00"E, 50.89 feet to the point of beginning.

Containing 845,395 square feet or 19.41 Acres, more or less.

Together with:

Lot 1 Description:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located south of Couchville Pike being Lot No. 1 as shown on the Final Plat of Airpark East of record in Instrument No. 200111200127754, R.O.D.C. being more particularly described as follows:

BEGINNING at an iron pin in the north line of herein described Lot No. 1 at the southeast corner of Lot No. 3 of above referenced Airpark East, said pin being S07°21'47"W, 1611.87 along the east line of said Lot 3 from the southerly margin of Couchville Pike;

THENCE, with the south line of James F. Smithson, et. ux. of record in Book 5221, Page 945, R.O.D.C., S82°32'24"E, 288.41 feet to an iron pin;

THENCE, with the south line of Werner R. Muggler of record in Instrument No. 200605110055534, R.O.D.C., S83°04'05"E, 290.19 feet to an iron pin;

THENCE, continuing with said Muggler and Elfriede Muggler of record in Instrument No. 200605110055535, R.O.D.C., S81°39'27"E, 531.79 feet to an iron pin;

THENCE, with the west line of Sallie R. Hicks, et. al. (Trustees) & T. Vaughn of record in Book 10440, Page 492, R.O.D.C., S08°29'59"W, 574.26 feet to an iron pin;

THENCE, with the line between Lots 1 and 2, N82°37'22"W, 51.00 feet to an iron pin in the terminus of Cul-De-Sac of Airpark Commerce Drive;

THENCE, with the northerly margin of Airpark Commerce Drive the following calls:

With a curve concave to the south having a central angle of 139°40'39", a radius of 60.00 feet and a chord of N62°27'42"W, 112.65 feet for an arc length of 146.27 feet to an iron pin,

With a curve concave to the west having a central angle of 49°40'47", a radius of 25.00 feet and a chord of S72°32'14"W, 21.00 feet for an arc length of 21.68 feet to an iron pin,

N82°37'22"W, 462.63 feet to an iron pin,

With a curve concave to the north having a central angle of 67°17'25", a radius of 270.00 feet and a chord of N48°58'39"W, 299.19 feet for an arc length of 317.10 feet to an iron pin,

N15°19'57"W, 100.11 feet to an iron pin,

With a curve concave to the west having a central angle of 54°35'04", a radius of 330.00 feet and a chord of N42°37'29"W, 302.63 feet for an arc length of 314.38 feet to an iron pin,

With a curve concave to the north having a central angle of 87°11'26", a radius of 25.00 feet and a chord of N26°19'18"W, 34.48 feet for an arc length of 38.04 feet to an iron pin,

N17°16'45"E, 71.41 feet to an iron pin in the south line of Lot No. 3;

THENCE, with Lot No. 3, S82°17'21"E, 65.86 feet to the point of beginning;

Containing 531,615 square feet or 12.20 Acres, more or less.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ORVALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $14,029,950.00.

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE OF

December 11, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-2011

The subject property is unimproved.

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011