Davidson County DEEDQC
Recvd: 01/09/08 14:01 6 pg
Fees:32.00 Taxes:0.00
20080109-0002823

QUITCLAIM DEED

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
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

KNOW ALL MEN BY THESE PRESENTS, that DUKE REALTY LIMITED PARTNERSHIP,* an Indiana limited partnership, and its heirs, successors and assigns (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, quitclaim and convey all of its right, title and interest unto FedEx Corporate Services, Inc. (the "Grantee"), its heirs and assigns, all of its interest in and to that tract or parcel of unimproved land in Davidson County, Tennessee, described as follows, to wit:

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

See Exhibit A

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.

and

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.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

GRANTOR:

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.

Tanya R. Burnam
Notary Public

My Commission Expires:
8-23-2011



My Commission Expires August 23, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ORVALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $0.00.

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. Tax paid on deed filed contemporaneously under T.C.A. § 67-4-409(a)(6)(C).

EXHIBIT A

PROPERTY DESCRIPTION

Phase II Description:

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.

Together with:

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.