2nd

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 15:45 8 pg
Fees:43.00 Taxes:4233.34
20081002-0100487

This instrument was prepared by:
David J. White
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

FROM: **PIEDMONT NATURAL GAS COMPANY, INC., as Grantor**

TO: **CORPORATE INVESTORS PARTNERSHIP V, LLC, as Grantee**

Address New Owner	Name and Address of the Person or Entity Responsible for the Payment of	Map/Parcel
Owner as follows:	Real Property Taxes	Number
Corporate Investors Partnership V, LLC 652 Old Ezell Road Nashville, Tennessee 37217	Same	Map 107 Part of Parcels 167, 173 and 174

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 1,144,146.96.

R E Wood
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2008.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS SPECIAL WARRANTY DEED is made as of the 2nd day of October, 2008, from **PIEDMONT NATURAL GAS COMPANY, INC.**, a North Carolina corporation (the "Grantor"), to **CORPORATE INVESTORS PARTNERSHIP V, LLC**, a Tennessee limited liability company (the "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey, unto Grantee and its successors and assigns, certain land more fully described in **Exhibit A** hereto (the "Property"), together with all rights, privileges, easements and appurtenances belonging to or benefiting the Property and together with any improvements on the Property.

The description contained in **Exhibit A** was prepared from a survey made by Phillip E. Holmes, Jr., RLS No. 1728, of Volunteer Land Surveying Services, P.O. Box 100310, Nashville, Tennessee 37224, File Number 08082.

This is unimproved property located on Century Boulevard, Nashville, Tennessee.

This conveyance is made subject to the matters set forth in **Exhibit B** hereto. Notwithstanding any reference to acreage or square footage contained in the description of the property conveyed hereby, Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property conveyed hereby. Grantor further makes no representation or warranty, express or implied, with respect to the ownership of oil, gas or other minerals located on, under or within the property conveyed hereby.

TO HAVE AND TO HOLD the Property to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Property and together with any improvements on the Property. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it, subject to the matters set forth herein to which this conveyance is made subject.

Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, and except as to the matters set forth herein to which this conveyance is made subject.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized representative.

PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina corporation

By: _____

Name: Kevin M. O'Hara

Title: Sr. Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kevin M. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Sr. Vice President of Piedmont Natural Gas Company, Inc., the within named bargainor, a North Carolina corporation, and that he as such Sr. Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ~~Piedmont Company, Inc.~~ Piedmont Natural Gas Company, Inc.

Witness my hand and seal, at office in Charlotte, North Carolina, this 30th day of September, 2008.

_____
NOTARY PUBLIC

My Commission Expires:

March 1, 2010

[SEAL]

JANET P SURETON
Notary Public
Mecklenburg County
State of North Carolina
My Commission Expires Mar 1, 2010

Assembled Parcel
N DJW 670048 v2
2826241-000003 9/29/2008

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kevin M. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sr. Vice President of Piedmont Natural Gas Company, Inc., the within named bargainor, a North Carolina corporation, and that he as such Sr. Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sr. Vice President.

Witness my hand and seal, at office in Charlotte, North Carolina, this 30th day of September, 2008.

Janet P. Cureton
NOTARY PUBLIC

My Commission Expires:

March 1, 2010 [SEAL]

JANET P CURETON
Notary Public
Mecklenburg County
State of North Carolina
My Commission Expires Mar 1, 2010

Assembled Parcel
N DJW 670048 v2
2826241-000003 9/29/2008

Exhibit A

to Special Warranty Deed

BEING A TRACT OF LAND LOCATED ON THE SOUTHERLY SIDE OF PERIMETER PLACE DRIVE NEAR ITS INTERSECTION WITH THE EASTERLY SIDE OF CENTURY BOULEVARD IN THE 15TH COUNCILMANIC DISTRICT OF NASHVILLE AND DAVIDSON COUNTY, TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHERLY RIGHT OF WAY MARGIN OF PERIMETER PLACE DRIVE (R.O.W. VARIES) SAID IRON PIN MARKS THE NORTHWESTERLY CORNER OF THE KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC PROPERTY AS RECORDED IN INST. NO. 200711200135820 R.O.D.C., TN AND IS THE NORTHEASTERLY CORNER OF TRACT 2, THE RAYMOND S. YAN PROPERTY OF RECORD IN INST. NO. 200410200126020 R.O.D.C., TN AS HEREON DESCRIBED;

THENCE, LEAVING THE SOUTHERLY RIGHT OF WAY MARGIN OF PERIMETER PLACE DRIVE AND FOLLOWING THE WESTERLY BOUNDARY OF THE AFOREMENTIONED KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC PROPERTY SOUTH 34°03'27" EAST, 644.56 FEET TO AN IRON PIN, SAID PIN LOCATED IN THE NORTHERLY BOUNDARY OF TRACT 3, THE TM, LLC PROPERTY AS RECORDED IN INST. NO. 200409220113948 R.O.D.C., TN;

THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID KBS NASHVILLE INDUSTRIAL PORTFOLIO I, LLC PROPERTY NORTH 65°52'31" EAST, 280.27' TO AN IRON PIN;

THENCE, NORTH 31°48'25" EAST, 146.11' TO AN IRON PIN;

THENCE, NORTH 45°12'08" EAST, 361.85' TO AN IRON PIN MARKING THE NORTHWESTERLY CORNER OF THE USP NASHVILLE, L.P. PROPERTY OF RECORD IN DEED BOOK 9931, PAGE 908 R.O.D.C., TN;

THENCE, FOLLOWING THE WESTERLY BOUNDARY OF SAID USP NASHVILLE, L.P. PROPERTY AND THE FIRST INDUSTRIAL L.P. PROPERTY OF RECORD IN INST. NO. 200708140097038 R.O.D.C., TN SOUTH 06°47'44" WEST, 1172.58' TO AN IRON PIN LOCATED ON THE WESTERLY BOUNDARY OF THE ROYAL PARK INVESTMENTS, L.P. PROPERTY OF RECORD IN DEED BOOK 8499, PAGE 681 R.O.D.C., TN AND MARKING THE NORTHEASTERLY CORNER OF TRACT 4, TAX MAP 107-00 PARCEL 174.00 ALSO THE TM, LLC PROPERTY OF RECORD IN INST. NO. 200409220113948 R.O.D.C., TN;

THENCE, FOLLOWING SAID ROYAL PARK INVESTMENTS WESTERLY BOUNDARY SOUTH 06°47'44" WEST, 417.55' TO AN IRON PIN;

THENCE, SOUTH 39°37'16" EAST, 444.63' TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF INTERSTATE HIGHWAY 40;

THENCE, FOLLOWING SAID INTERSTATE HIGHWAY RIGHT OF WAY MARGIN, NORTH 84°40'30" WEST 280.56' TO A CONCRETE MONUMENT,

THENCE LEAVING SAID RIGHT OF WAY AND SEVERING TRACT 4 AS FOLLOWS:

NORTH 19°30'38" WEST 584.06 FEET TO A POINT;

THENCE NORTH 89°28'27" WEST 58.54 FEET TO A POINT;

THENCE SOUTH 20°09'02" WEST, 52.29 FEET TO A POINT;

THENCE SOUTH 47°05'54" WEST 67.65 FEET TO A POINT;

THENCE SOUTH 65°46'48" WEST 54.70 FEET TO A POINT;

THENCE NORTH 44°10'17" WEST 27.46 FEET TO A POINT;

THENCE NORTH 42°25'07" WEST 302.17 FEET TO A POINT LOCATED IN THE SOUTHERLY BOUNDARY OF TRACT 3, THE TM, LLC PROPERTY AS RECORDED IN INST. NO. 200409220113948 R.O.D.C., TN;

THENCE LEAVING THE SOUTHERLY BOUNDARY OF TRACT 3, THE TM, LLC PROPERTY AND SEVERING TRACT 3 AS FOLLOWS:

NORTH 10°16'44" WEST 209.56 FEET TO A POINT;

THENCE NORTH 15°48'29" WEST 189.86 FEET TO A POINT;

THENCE NORTH 21°08'03" WEST 141.66 FEET TO A POINT, SAID POINT LOCATED IN THE SOUTHERLY LINE OF TAX MAP 107-00, PARCEL 167, THE RAYMOND S. YAN PROPERTY OF RECORD IN INST. NO. 200410200126020 R.O.D.C., TN AND THE NORTHERLY LINE OF THE TM, LLC PROPERTY OF RECORD IN INST. NO. 200409220113948 R.O.D.C., TN;

THENCE WITH THE LINE OF YAN AND THE TM, LLC PROPERTY NORTH 58°06'21" EAST 66.79 FEET TO A POINT, SAID POINT LOCATED IN THE SOUTHERLY LINE OF TAX MAP 107-00, PARCEL 167, THE RAYMOND S. YAN PROPERTY OF RECORD IN INST. NO. 200410200126020 R.O.D.C., TN AND THE NORTHERLY LINE OF THE TM, LLC PROPERTY OF RECORD IN INST. NO. 200409220113948 R.O.D.C., TN;

THENCE LEAVING THE NORTHERLY LINE OF THE TM, LLC PROPERTY AND SEVERING TRACT 2 AS FOLLOWS:

NORTH 32°04'02" WEST 201.02 FEET TO A POINT, AT THE BEGINNING OF A CURVE DEFLECTING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 07°18'20" AND A CHORD BEARING AND DISTANCE OF NORTH 35°43'12" WEST 123.60 FEET, THENCE WITH THE ARC OF SAID CURVE 123.68 FEET TO A POINT;

THENCE NORTH 39°22'22" WEST 67.09 FEET TO A POINT, SAID POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY MARGIN OF PERIMETER PLACE DRIVE (R.O.W. VARIES) SAID POINT MARKS THE NORTHWESTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF PERIMETER PLACE DRIVE AND A CURVE DEFLECTING TO THE LEFT SAID CURVE HAVING A RADIUS OF 280.02 FEET AND A CENTRAL ANGLE OF 01°56'27" AND A CHORD BEARING AND DISTANCE OF NORTH 55°40'49" EAST 9.49 FEET, THENCE 9.49 FEET WITH THE ARC OF SAID CURVE TO AN IRON PIN;

THENCE NORTH 54°42'35" EAST 31.96 FEET TO AN IRON PIN, SAID PIN BEING LOCATED AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 239.11 FEET AND A CENTRAL ANGLE OF 37°59'57", AN ARC LENGTH OF 158.58 FEET AND A CHORD OF NORTH 35°42'37" EAST 155.69 FEET;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 291.00 FEET A CENTRAL ANGLE OF 20°27'48" AN ARC LENGTH OF 103.93 FEET AND A CHORD OF NORTH 06°28'44" EAST 103.38 FEET TO AN IRON PIN;

THENCE NORTH 03°45'10" WEST 93.49 FEET TO AN IRON PIN;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 139.00 FEET, AND A CENTRAL ANGLE OF 14°14'43", AN ARC LENGTH OF 34.56 FEET, AND A CHORD OF NORTH 03°22'12" EAST 34.47 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 21.98 ACRES OR 957,448.80 SQ. FT.

BEING PART OF THE SAME PROPERTY CONVEYED TO PIEDMONT NATURAL GAS COMPANY, INC. BY DEEDS OF RECORD AS INSTRUMENTS NOS. 20080819-0085257 AND 20081002010048 6, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

to Special Warranty Deed

1. Taxes for the year 2008, which have been prorated and assumed by Grantee, and taxes for subsequent years.

2. Declaration of Protective Covenants of record in Book 6504, page 723, as amended in Book 8048, page 30, all in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8528, page 926, in the Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Book 7309, page 342, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on Survey No. 08082 dated July 29, 2008, and last revised September 29, 2008, and prepared by Philip E. Holmes, Jr., TN RLS No. 1728 of Volunteer Land Surveying Services.