BILL GARRETT, Davidson County
Trans:T20090058337 DEEDWARR
Recvd: 08/25/09 15:47 6 pgs
Fees:33.00 Taxes:4347.50
20090825-0080147

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $1,175,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
August 24th 2009

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/2011

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Barry L. Hardy, Esq. Duke Realty Corporation 3950 Shackelford Rd., Suite 300 Duluth, GA 30096		
ADDRESS NEW OWNER(S) AS FOLLOWS: Solomon Airpark, LLC 4539 Trousdale Drive Nashville, Tennessee 37204 Attn: Gregory G. Turner, President	SEND TAX BILLS TO NEW OWNER AT: Solomon Airpark, LLC 4539 Trousdale Drive Nashville, Tennessee 37204 Attn: Gregory G. Turner, President	MAP PARCEL NUMBER: 121-110A-003.00CO

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 SOLOMON AIRPARK, LLC, a Tennessee 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.

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 August ____, 2009.

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 782 Melrose Ave, Nash. TN, this 24th day of August, 2009.

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

Tanya R. Burnam
NOTARY PUBLIC

My Commission expires: 8/23/2011

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 3 of Airpark East, Phase 1-A, as of record in Instrument Number: 20011120-0127754, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Couchville Pike, width varies, and the easterly right-of-way line of Reynolds Road, width varies, said existing iron rod being located at Northing: 648,433.39; Easting: 1,778,865.81; on the State Plane Coordinate System NAD-83 (2007);

Thence leaving the easterly right-of-way line of Reynolds Road, with the southerly right-of-way line of Couchville Pike, South 84 deg 46 min 56 sec East, 100.04 feet to an iron rod set, at the intersection with the westerly right-of- way line of Airpark Center East, width varies;

Thence leaving the southerly right-of-way line of Couchville Pike, with the westerly right-of-way line of Airpark Center East, with a curve to the right, along an arc length of 78.12, the central angle of which is 92 deg 17 min 00 sec, the radius of which is 48.50 feet, the chord of which is South 38 deg 46 min 44 sec East, 69.94 feet to an iron rod set;

Thence South 07 deg 21 min 46 sec West, 8.00 feet to an iron rod set;

Thence South 11 deg 11 min 32 sec West, 260.30 feet to an "X" in concrete;

Thence with a curve to the left, along an arc length of 33.42 feet, the central angle of which is 03 deg 49 min 45 sec, the radius of which is 500.00 feet, the chord of which is South 09 deg 16 min 40 sec West, 33.41 feet to an iron rod set;

Thence South 07 deg 21 min 47 sec West, 658.56 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 66.80 feet, the central angle of which is 03 deg 49 min 39 sec, the radius of which is 1000.00 feet, the chord of which is South 05 deg 26 min 57 sec West, 66.79 feet to an iron rod set;

Thence South 03 deg 32 min 08 sec West, 232.78 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 66.80 feet, the central angle of which is 03 deg 49 min 39 sec, the radius of which is 1000.00 feet, the chord of which is South 05 deg 26 min 58 sec West, 66.79 feet to an iron rod set;

Thence South 07 deg 21 min 47 sec West, 95.59 feet to a pk nail set;

Thence with a curve to the right, along an arc length of 46.20 feet, the central angle of which is 09 deg 48 min 13 sec, the radius of which is 270.00 feet, the chord of which is South 12 deg 15 min 53 sec West, 46.14 feet to an pk nail set;

Thence South 17 deg 16 min 25 sec West, 134.57 feet to a pk nail set;

Thence with a curve to the right, along an arc length of 39.27 feet, the central angle of which is 90 deg 00

min 00 sec, the radius of which is 25.00 feet, the chord of which is South 62 deg 16 min 25 sec West, 35.36 feet to an iron rod set;

Thence North 72 deg 44 min 20 sec West, 10.63 feet to an iron rod set, in the westerly property line of Fedex Corporate Services, Inc., as of record in Instrument Number: 20080109-0002823, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly of Airpark Center East, with the easterly property line of Fedex Corporate Services, Inc., North 07 deg 59 min 20 sec East, 78.83 feet to an existing iron rod;

Thence with the northerly property line of Fedex Corporate Services, Inc., North 83 deg 52 min 47 sec West, 444.91 feet to an existing iron rod;

Thence North 82 deg 44 min 18 sec West, 182.10 feet to an existing iron rod, at a corner common with M.L. Barrett, Sr. & Rachel S. Barrett, Trustees, as of record in Deed Book 10103, Page 437, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of M.L. Barrett, Sr. & Rachel S. Barrett, Trustees, North 07 deg 53 min 51 sec East, 998.58 feet to an iron rod set, in the easterly right-of-way line of Reynolds Road;

Thence with the easterly right-of-way line of Reynolds Road, North 77 deg 01 min 01 sec East, 74.17 feet to an existing iron rod;

Thence North 45 deg 04 min 51 sec East, 308.92 feet to an existing iron rod;

Thence North 28 deg 31 min 34 sec East, 83.91 feet to an existing iron rod;

Thence North 05 deg 52 min 33 sec East, 158.92 feet to an existing iron rod;

Thence North 85 deg 36 min 11 sec East, 152.07 feet to an existing iron rod;

Thence North 89 deg 21 min 17 sec East, 50.25 feet to an existing iron rod;

Thence North 51 deg 15 min 31 sec East, 69.28 feet to the POINT OF BEGINNING. Containing 925,162 square feet or 21.239 acres more or less.

Being a portion of the property conveyed to Duke-Weeks Realty, L.P., as of record in Instrument Number: 20010614-0062632, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real Estate ad valorem taxes not yet due and payable.

2. All matters shown on that certain survey entitled "Boundary Survey of Lot 3 Airpark East, Phase 1-A", prepared by Cherry Land Surveying, Inc., bearing the seal and certification of R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated July 23, 2009, as revised August 20, 2009.

3. Stormwater Detention Agreement of record in Instrument No. 20011005-0108509, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Restrictions, Reservations and Easements of record in Instrument No. 20011115-0125662; as amended in Instrument No. 20080109-0002825, in the Register's Office for Davidson County, Tennessee.

5. All matters as shown on the plat of record in Instrument No. 20011120-0127754, in the Register's Office for Davidson County, Tennessee.