BILL GARRETT, Davidson County
Trans:T20090060827 DEEDWARR
Recvd: 09/03/09 13:42 5 pgs
Fees:28.00 Taxes:3515.00
20090903-0083164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $950,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE September 3, 2009

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BRANDY K. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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: Pinnacle Nashville Airport 211 N. 1st Street Nashville, Tennessee 37213 Attn: Raman Dayal	SEND TAX BILLS TO NEW OWNER AT: Pinnacle Nashville Airport 211 N. 1st Street Nashville, Tennessee 37213 Attn: Raman Dayal	MAP PARCEL NUMBER: 108-020-113.00

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 PINNACLE NASHVILLE AIRPORT, a Tennessee general partnership, 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 September 3, 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

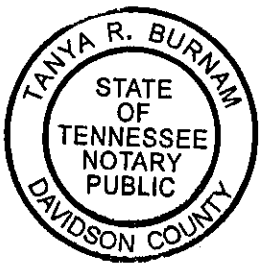
NOTARY ACKNOWLEDGEMENT

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 Nashville, Tennessee, this 1st day of September, 2009.



My Commission Expires August 23, 2011

Tanya R. Burnam
NOTARY PUBLIC

My Commission expires: 8/23/11

EXHIBIT A

PROPERTY DESCRIPTION

Property located in the 14th Councilmonic District of Metropolitan Nashville-Davidson County, Tennessee, and being Lot No. 1 on the Plan of Metro Airport Center, Section 5, Phase 4 of record in Book 9700, page 375, Register's Office of Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a survey by Ragan-Smith Associates, Inc. dated August 23. 1998 and known as Job No. 98-064/5819 as follows:

Beginning at an iron pin (old) set on the easterly terminus of Royal Parkway, said iron pin being the northwest corner of the herein-described tract and southerly corner of Henry C. McCall, successor trustee property of record in Book 9541, page 563, and Book 8242, page 281. R.O.D.C., Tennessee; thence,

1. Leaving Royal Parkway with the southerly property line, in part, of McCall and the southerly property line of Buchanan Cemetery, S 80° 08' 49" E, 249.92 to a concrete monument (old); thence,

2. With the Metro Airport Center's southerly property line S 79° 19' 55" E to an iron pin (new), a total distance of 174.78 feet to an iron pin (old); thence,

3, With Linda Joe Phillips' southerly property line, S 79° 17' 21" E, 151.38 feet to an iron pin (old); thence,

4. With the Metro Airport Center's southerly property line S 82° 02' 03" E 138.50 feet to an iron pin (new) in the center of McCrory Creek; thence,

5. With the center of McCrory Creek, S 28° 45' 41" W, 152.21 feet to a point; thence,

6. S 56° 23' 26" W, 152.52 feet to a point; thence,

7. S 13° 09' 44" W, 56.26 feet to the northerly right-of-way margin of I-40; thence,

8. With said margin of I-40, S 86° 58' 45" W, 446.16 feet to an iron pin (old); thence,

9. S 82° 15' 28" W, 391.83 feet to an iron pin (old); thence,

10. Leaving the right-of-way margin of I-40 with the westerly property line of the Metro Airport Center, Section 5, Phase 2 of record in Book 9700, page 493, R.O.D.C., Tennessee, N 27° 33' 22" E, 489,78 feet to an iron pin (old) in the southerly right-of-way margin of Royal Parkway; thence,

11. With said margin of Royal Parkway, S 42° 26' 19" E, 19,19 feet to on iron pin (old); thence,

12. With a cul-de-sac curve to the left having a radius of 60.00 feet and a long chord of 115.47 feet; said chord having a bearing of N 63° 36' 46" E a distance along the curve of a 155.42 feet to the Point of Beginning, containing 301,772 square feet or 6.928 acres, more or tress, as calculated by the above courses and distances.

Being a portion of the same real property deeded to Henry C. McCall, Trustee as of record in Book 8242, page 281 and Book 9541. page 563, R.O.D.C., Tennessee.

Same as Title BK 11376 pg 434 ROD C, TN.

EXHIBIT B

EXCEPTIONS

1. The lien of real estate ad valorem taxes not yet due and payable.

2. All matters of record.

3. All matters that would be revealed by a current and accurate survey and inspection of the Property.