BILL GARRETT, Davidson County
Trans:T20100046962 DEEDQC
Recvd: 07/30/10 16:16 8 pgs
Fees:43.00 Taxes:21596.46
20100730-0060010

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

233 S. Wacker
Suite 350
Chicago, Illinois 60606
Attn: Property Management

SEND TAX BILL TO:

Same

MAP-PARCEL

Map 107
Parcel 162

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dell USA, L.P., a Texas limited partnership, (hereinafter, the "Grantor"), does hereby quitclaim and convey unto Nashville Dell Parkway General Partnership, a Tennessee general partnership (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 50 Airways Boulevard, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 30th day of July, 2010.

DELL USA L.P., a Texas limited partnership

BY: DELL USA GP, L.L.C., a Delaware limited liability company, as General Partner

By:
Name: Christopher Kleinman
Title: Vice President, Corporate Strategy

STATE OF Texas)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chrstopher Kleinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the VP Corp Dev of Dell USA GP, L.L.C., a Delaware limited liability company, and General Partner of Dell USA L.P., a Texas limited partnership, within named bargainor, and that he as such VP being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as VP Corp Dev of the limited liability company, as General Partner

WITNESS my hand and official seal at Round Rock, Texas, this 27 day of July, 2010.

Notary Public

AMY STRINGFELLOW
MY COMMISSION EXPIRES
January 15, 2014

My Commission Expires: 1/15/14

[Signature Page – Deed]

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $5,836,880.00.

Emily H. Bowna
AFFIANT

Subscribed and sworn to before me
this 30th day of July, 2010.

Jeanette L. Ramer
Notary Public

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

[Signature Page – Consideration Affidavit – Deed]

3792724.3

ASL/AW-1

Exhibit A

TRACT NO. I:
Beginning at an iron rod new with Gresham and Smith Cap (GS&P), marking the northwest corner of Airways Boulevard (Private Road) on the easterly right of way line of Briley Parkway (Public Road) being located North 00 degrees 35 minutes 16 seconds East 742.35 feet from an existing concrete marker at the point of intersection of International Plaza (Private Road) and Jetway Drive (Private Road) as recorded in Map Book 4715 page 38 for Lot 1 on the Plan of Authority Subdivision No. 3 in the Register Office of Davidson County; and being more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, as follows;

Thence with the easterly right of way for Briley Parkway the following six (6) calls and distances;

1. N 46 degrees 46 minutes 49 seconds E, 32.22 feet to an iron rod new with GS&P cap, the beginning of a curve to the right;

2. With said curve, having a central angle of 04 degrees 41 minutes 17 seconds , a radius of 864.93 feet, a length of 70.77 feet and a chord bearing and distance of N 38 degrees 00 minutes 06 seconds W, 70.75 feet to an existing concrete right of way marker ;

3. N 47 degrees 41 minutes 32 seconds W, 127.51 feet to an existing concrete right of way marker;

4. N 15 degrees 33 minutes 50 seconds W, 200.65 feet to an existing concrete right of way marker;

5. N 21 degrees 00 minutes 16 seconds W, 260.00 feet to an iron rod new with GS&P cap the beginning of a curve to the left;

6. With said curve to the left having a central angle of 01 degrees 55 minutes 45 seconds, a radius of 11,389.16 feet, a length of 383.478 feet and a chord bearing and distance of N 20 degrees 02 minutes 23 seconds W, 383.46 feet to an iron rod new with GS&P cap corner with MNAA Property Tax Map 107 parcel 50 Quit Claim Deed Book 4440 Page 758;

Thence with the line of MNAA property the following six (6) calls and distances;

1. Leaving said Parkway, N 45 degrees 46 minutes 09 seconds E, 599.33 feet to an iron rod with new GS&P cap;

2. S 44 degrees 13 minutes 51 seconds E, 577.42 feet to an iron rod new with GS&P cap;

3. N 45 degrees 46 minutes 09 seconds E, 225.00 feet to an iron rod new with GS&P cap;

4. S 44 degrees 13 minutes 51 seconds E, 900.98 feet to an iron rod new with GS&P cap;

5. S 45 degrees 27 minutes 20 seconds W, 1022.35 feet, to an iron rod new with GS&P cap in the northerly margin of Airways Boulevard (Private Drive), the beginning of a curve to the right;

6. With said curve to the right, having a central angle of 36 degrees 37 minutes 27 seconds, a radius of 884.36 feet, length of 565.295 feet, and a chord bearing and distance of N 64 degrees 14 minutes 09 seconds W, 555.72 feet, to the Point of Beginning.

Contains 33.552 acres, more or less or 1,461,898 square feet more or less.

Tract No. I being the same property conveyed to Dell USA L.P., a Texas limited partnership, by deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20100720-0060008, said Register's Office.

TRACT NO. II:
The following described easements appurtenant to Tract No. I, as granted in the Easement Agreement for Ingress/Egress and Utilities, of record as Instrument No. 199912230306638, said Register's Office.

(A) Exclusive Vehicular and Pedestrian Ingress and Egress and Non-Exclusive Utilities Easement #2A on, over and across the following described property:
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the northwest by the Phase 1, Lease Area and being a portion of the MNAA Property, as of record in Deed Book 5169, page 396, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, as follows:

Beginning at a point in the southerly margin of the Phase One, Lease Area, S 45° 27' 20" W, 232.26 feet from the southeast corner of said Lease Area;

Thence, S 56° 48' 05" E, 318.77 feet;

Thence, S 80° 35' 42" W, 110.80 feet;

Thence, N 56° 48' 05" W, 253.53 feet, to the southerly margin of the Lease Area;

Thence, with said Lease Area, N 45° 28' 20" E, 76.75 feet to the point of beginning.

Containing 0.493 acres, more or less.

(B) Exclusive Vehicular and Pedestrian Ingress and Egress and Non-Exclusive Utilities Easement #2B on, over and across the following described property:
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the northwest by the Phase 1 – Lease Area, and being part of the MNAA Property as of record in Deed Book 4440, page 758, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, as follows:

Beginning in the southerly margin of the Phase 1 – Lease Area, S 45° 27' 20" W, 705.09 feet from the southeast corner of the property;

Thence, S 41° 07' 12" E, 37.47 feet, to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 30° 23' 35", a radius of 237.50 feet, a length of 125.98 feet, and a chord bearing and distance of S 26° 42' 40" E, 124.51 feet;

Thence, S 11° 30' 53" E, 40.94 feet, to the beginning of a curve return to the left;

Thence, with said curve, having a central angle of 92° 49' 09", a radius of 25.00 feet, a length of 40.50 feet and a chord bearing and distance of S 57° 55' 27" E, 36.21 feet, to a point in the northerly margin of Airways Boulevard;

Thence, with said boulevard, S 75° 39' 58" W, 49.79 feet, to the beginning of a curve to the right;

Thence, with said curve having a central angle of 05° 05' 35", a radius of 884.36 feet, a length of 78.61 feet, and a chord bearing and distance of S 80° 35' 52" W, 78.59 feet;

Thence, leaving Airways Boulevard with a curve return to the left, having a central angle of 94° 39' 32", a radius of 25.00 feet, a length of 41.30 feet, and a chord bearing and distance of N 35° 48' 53" E, 36.76 feet;

Thence, N 11° 30' 53" W, 40.55 feet, to the beginning of a curve to the left;

Thence, with said curve, having a central angle of 30° 23' 35", a radius of 162.50 feet, a length of 86.20 feet and a chord bearing and distance of N 26° 42' 40" W, 85.19 feet;

Thence, N 41° 54' 27" W, 34.04 feet to the southerly margin of the Phase 1 – Lease Area;

Thence, with said Lease Area, N 45° 28' 20" E, 75.08 feet to the point of beginning.

Containing 0.368 acres, more or less.

(C) Non-Exclusive Vehicular and Pedestrian Ingress and Egress Easement #2C on, over and across the following described property:
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, a portion of Airways Boulevard and being part of the MNAA Property, as of record in Deed Book 5169, page 396, Register's Office for Davidson County, Tennessee, and Deed Book 4440, page 758, said Register's Office, and more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, as follows:

Beginning at a point in the most southeast corner of the Exclusive Vehicular and Pedestrian Ingress and Egress and Non-Exclusive Utilities Easement #2A;

Thence S 16° 05' 53" W, 364.88 feet;

Thence, S 75° 39' 58" W, 346.45 feet, to the beginning of a curve to the right;

Thence, with said curve having a central angle of 36° 09' 13", a radius of 974.36 feet, a length of 614.82 feet, and a chord bearing and distance of N 88° 31' 45" W, 604.67 feet;

Thence, N 19° 32' 51" E, 90.00 feet to the northerly margin of Airways Boulevard;

Thence, with said boulevard, with a curve to the left, having a central angle of 31° 29' 47", a radius of 884.36 feet, a length of 486.15 feet and a chord bearing and distance of S 86° 12' 02" E, 480.05 feet;

Thence, N 75° 39' 58" E, 358.77 feet;

Thence, leaving Airways Boulevard, N 16° 05' 53" E, 271.54 feet;

Thence, N 80° 35' 42" E, 110.80 feet to the point of beginning.

Containing 2.597 acres, more or less.

(D) 30' Non-Exclusive Utility Easement #2D on, over and across the following described property:
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, adjacent to the southeasterly portion of the Phase 1 – Lease Area, the centerline being more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, as follows:

Beginning at a point that is located S 44° 12' 51" E 387.88 feet from the northeasterly corner of the Phase 1 – Lease Area:

Thence, N 04° 12' 35" E 123.10 feet.

TRACT NO. III:
Non-Exclusive Easement appurtenant to Tract No. 1 for drainage and drainage improvements as granted in the Easement Agreement for Drainage, of record as Instrument No. 20010221-0016276, said Register's Office, more particularly described according to the survey made by Gresham Smith and Partners, Project No. 27880.00, last revised July 29, 2010, on, over and across the following described property:

Beginning at a point in the line of property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by deed from the Metropolitan Nashville Airport Authority, of record as Instrument No. 199912230306637, said Register's Office and the line of Metropolitan Nashville Airport Authority property, of record as Quit Claim Deed Book 4440 Page 758, Register's Office for Davidson County, Tennessee said point being located South 45 degrees 27 minutes 38 seconds West 301.23 feet from an iron rod new with Gresham Smith and Partners (GS&P) cap marking the southeastern corner of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property;

Thence with the following four (4) calls and distances across the Metropolitan Nashville Airport Authority property:

1. South 54 degrees 09 minutes 51 seconds East 92.26 feet;
2. South 45 degrees 27 minutes 52 seconds West 162.96 feet;
3. South 60 degrees 06 minutes 58 seconds West 169.81 feet;
4. South 75 degrees 17 minutes 31 seconds West 96.52 feet to the southerly line of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property;

Thence with the line of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property, North 45 degrees 27 minutes 20 seconds East 395.55 feet to the Point of Beginning.