BILL GARRETT, Davidson County
Trans:T20100046962 DEEDQC
Recvd: 07/30/10 16:17 7 pgs
Fees:38.00 Taxes:25789.44
20100730-0060011

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 120
Parcel 159 and
Part of Parcels
157 and 158

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 2 Dell Parkway, 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 Kleiman
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 Christopher Kleiman, 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.

AMY STRINGFELLOW
MY COMMISSION EXPIRES
January 15, 2014

Amy Stringfellow
Notary Public

My Commission Expires: 1/15/14

[Signature Page – Deed]

3829704

AM-1/ECFC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $6,970,120.00.

Emily H. Boone
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]

Exhibit A

TRACT NO. I

A tract of land in the 27th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being located south of Murfreesboro Road between McGavock Pike and Donelson Pike and being more particularly described according to a survey made by Gresham Smith and Partners, Project No. 27879.00, last revised July 29, 2010, as follows:

Beginning at an iron pin new with GS&P cap marking the point in intersection of the southerly right-of-way line of Murfreesboro Road and the return radius of the westerly right of way of Dell Parkway (Public Road-recorded at Instrument Number 20001122-0115449 Register's Office for Davidson County, Tennessee), and being located North 58 degrees 33 minutes 04 seconds West 1264.13 feet from a concrete right of way marker at the point of intersection of Murfreesboro Road and Donelson Pike and being the northerly end of the northwest return curve at said intersection; thence with the westerly right-of-way line of Dell Parkway the following five (5) calls and distances:

1. With said return curve to the right having a radius of 25.00 feet, a central angle of 29 degrees 06 minutes 00 seconds, for an arc length of 12.70 feet to an iron pin new with GS&P cap on the northwesterly right-of-way line of Dell Parkway; said curve having a chord bearing and distance of South 15 degrees 16 minutes 49 seconds West, 12.56 feet;

2. South 28 degrees 10 minutes 47 seconds West, 237.03 feet to an iron pin new with GS&P cap;

3. With a curve to the right having a radius of 1080 feet, a central angle of 25 degrees 17 minutes 09 seconds, for an arc length of 476.63 feet; said curve having a chord bearing and distance of South 40 degrees 49 minutes 22 seconds West, 472.77 feet to an iron pin new with GS&P cap;

4. South 53 degrees 27 minutes 57 seconds West, 55.76 feet to an iron pin new with GS&P cap;

5. With a curve to the left having a radius of 800.00 feet, a central angle of 31 degrees 19 minutes 56 seconds, for an arc length of 437.48 feet; said curve having a chord bearing and distance of South 37 degrees 47 minutes 59 seconds West, 432.05 feet to an iron pin new with GS&P cap, corner with the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County Quit Claim Deed Instrument 19991217-0304413;

Thence with the line of Industrial Development Board of the Metropolitan Government of Nashville and Davidson County Quit Claim Deed Instrument 19991217-0304413 the following two (2) calls and distances:

1. North 67 degrees 51 minutes 53 seconds West, 314.66 feet to an iron pin new with GS&P cap;

2. South 29 degrees 37 minutes 56 seconds West, 58.46 feet to an iron pin new with GS&P cap, corner with Metropolitan Government of Nashville Tennessee Quit Claim Deed Book 10831 Page 67;

Thence with the Metropolitan Government of Nashville Tennessee Quit Claim Deed Book 10831 Page 67 the following four (4) calls and distances:

1. North 71 degrees 18 minutes 39 seconds West 86.73 feet to an iron pin new with GS&P cap;

2. With a curve to the right having a radius of 125.00 feet, a central angle of 90 degrees 00 minutes 07 seconds, for an arc length of 196.35 feet; said curve having a chord bearing and distance of North 26 degrees 18 minutes 36 seconds West, 176.78 feet to an iron pin new with GS&P cap;

3. North 18 degrees 41 minutes 21 seconds East, 189.07 feet to an iron pin new with GS&P cap;

4. North 71 degrees 13 minutes 22 seconds West, 463.22 feet to an iron pin new with GS&P cap in the easterly property line of the Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee;

Thence with said easterly line, North 18 degrees 40 minutes 18 seconds East, 1097.97 feet to a concrete monument existing in the southerly right-of-way line of Murfreesboro Road, said monument being the northeasterly corner of Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee, and a northwesterly corner of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property, of record as Instrument No. 200002010010588, said Register's Office;

Thence with the following six (6) calls and distances with the southerly right-of-way line of Murfreesboro Road (right of way varies-Public Road):

1. South 63 degrees 22 minutes 55 seconds East, 81.16 feet to an iron pin new with GS&P cap;

2. South 55 degrees 27 minutes 12 seconds East, 50.35 feet to an iron pin new with GS&P cap;

3. South 62 degrees 15 minutes 39 seconds East, 350.00 feet to an existing concrete right-of way marker;

4. North 28 degrees 57 minutes 27 seconds East, 5.67 feet to an existing concrete right-of way marker;

5. South 62 degrees 13 minutes 40 seconds East, 691.82 feet to an existing concrete right-of way marker;

6. South 58 degrees 36 minutes 12 seconds East, 237.64 feet to the Point of Beginning and containing 1,426,695 square feet or 32.72 acres, 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 for the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20100730-0069008, said Register's Office.

TRACT NO. II:
Exclusive Easement appurtenant to Tract No. I for vehicular and pedestrian ingress and egress, parking and driveway purposes as granted in the Easement Agreement for Driveway and Parking Improvements, of record as Instrument No. 20010221-0016278, said Register's Office, more particularly described according to the survey made by Gresham Smith and Partners, Project No. 27879.00, last revised July 29, 2010, on, over and across the following property:

Point of Beginning at a point located in the easterly property line of the Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492 and in the westerly property line of property conveyed to the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 200002010010588, said Register's Office for Davidson County, Tennessee said point being located South 18 degrees 40 minutes 18 seconds West 283.38 feet from an existing concrete right of way marker in the southerly right-of-way of Murfreesboro Road (A Public Road), said monument being the northeasterly corner of Metropolitan Nashville Airport Authority property of record in Deed Book 8661, page 492, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County property, of record as Instrument No. 200002010010588, said Register's Office;

Thence with the line of the Metropolitan Nashville Airport Authority property and the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County property South 18 degrees 40 minutes 18 seconds West 1116.35 feet;

Thence leaving the line of the Industrial Development Board for the Metropolitan Government of Nashville and Davidson County property across the Metropolitan Nashville Airport Authority property the following three (3) calls and distances:

1. North 71 degrees 19 minutes 42 seconds West, 40.00 feet
2. North 18 degrees 40 minutes 18 seconds East, 1116.35 feet;
3. South 71 degrees 19 minutes 42 seconds East 40.00 feet to the Point of Beginning and containing 44,654 square feet or 1.03 acres, more or less.