This Instrument Prepared By:
Christopher C. Lamberson
Glankler Brown, PLLC
6000 Poplar Avenue, Ste. 400
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans:T20110001478 DEEDQC
Recvd: 01/06/11 16:14 5 pgs
Fees:27.00 Taxes:0.00
20110106-0001987

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Schaefer, LLC, a Tennessee limited liability company, for and in consideration of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto Duke Realty Melrose Avenue, LLC, a Delaware limited liability company, the following described real estate located in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to grantor herein by General Warranty Deed of record in Book 10212, Page 609, less and except the property conveyed to Melrose Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Book 11134, Page 299, of the records of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers this 28 day of December, 2010.

Schaefer, LLC,
a Tennessee limited liability company,

By: _____
W. Mark Schaefer, Secretary

STATE OF TENNESSEE;
COUNTY OF SHELBY:

Before me, a Notary Public of the state and county mentioned, personally appeared W. Mark Schaefer, 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 Secretary of Schaefer, LLC, the within named bargainor, a Tennessee limited liability company, and that, as such officer, he executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at office this 21 day of December, 2010.

My Commission Expires:

Jan. 6, 2014

Mrs. Mary Ellen Shepard
Notary Public



TAX PARCEL IDENTIFICATION NUMBER:
Map 188-8, Parcel 259

STREET ADDRESS:
701 Melrose Avenue
Nashville, Tennessee

OWNER AND PARTY RESPONSIBLE FOR THE PAYMENT OF TAXES:
Duke Realty Melrose Avenue, LLC
c/o Real Estate Tax Advisors LLC
Post Office Box 40509
Indianapolis, IN 46290

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

_____
Affiant

Subscribed and sworn to before me this 2 day of December, 2010.

My Commission Expires:

_____
Notary Public

_____

STATE OF TENNESSEE;
COUNTY OF SHELBY:

Before me, a Notary Public of the state and county mentioned, personally appeared W. Mark Schaefer, 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 Secretary of Schaefer, LLC, the within named bargainor, a Tennessee limited liability company, and that, as such officer, he executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at office this ___ day of December, 2010.

My Commission Expires:

_____

_____
Notary Public

TAX PARCEL IDENTIFICATION NUMBER:
Map 188-8, Parcel 259

STREET ADDRESS:
701 Melrose Avenue
Nashville, Tennessee

OWNER AND PARTY RESPONSIBLE FOR THE PAYMENT OF TAXES:
Duke Realty Melrose Avenue, LLC
c/o Real Estate Tax Advisors LLC
Post Office Box 40509
Indianapolis, IN 46290

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of December, 2010.

My Commission Expires:

April 1, 2012

Linda Ann Lovelace
Notary Public

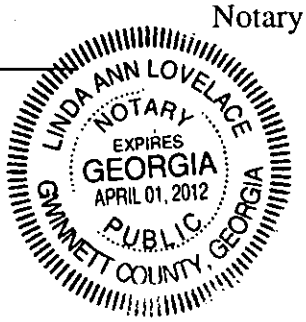


EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee:

PARCEL I:

Being a parcel of land in the City of Berry Hill and City of Nashville, General Services District, Seventeenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Melrose Avenue extended and being lot No. 1 as shown on the plan of Resubdivision of Lot 3 Four-Forty Center as of record in Book 9700, Page 725, R.O.D.C. being more particularly described as follows:

BEGINNING at an iron rod new in the southerly right-of-way line of Melrose Avenue extended, said point being located 1,668 feet, more or less, in an easterly direction from the centerline of Bransford Avenue as measured along the southerly right-of-way line of said Melrose Avenue, said point also being the northwest corner of the herein described parcel;

THENCE, with the southerly right-of-way line of said Melrose Avenue with a curve to the left 319.71 feet to an existing iron rod, said curve having a central angle of 29°04'34", a radius of 630.00 feet, a tangent of 163.38 feet, and a chord of S 78°48' 42" E, 316.29 feet;

THENCE, leaving said southerly right-of-way with the westerly line of Lot 2 Resubdivision Lot 3 Four-Forty Center of record in Plat Book 9700, Page 725, R.O.D.C., S 10°43'42" W, 69.90 feet to an iron rod new;

THENCE, leaving said westerly line with the southerly line of said Lot 2, S 74°05'15" E, 433.41 feet to an iron rod new in the westerly line of SCI Tennessee Funeral Services, Inc. property of record in instrument No. 20001228 0127124, R.O.D.C.;

THENCE, with said westerly line the following calls:

S 15°12' 56" W, 65.74 feet;

S 21°07' 30" W, 377.81 feet to an iron pin;

With a curve to the right 116.65 feet to an iron pin, said curve having a central angle of 89°07' 03", a radius of 75.00 feet, a tangent of 73.85 feet, and a chord of S 65°32' 52" W, 105.25 feet, said point also being in a northerly line of said Woodlawn Memorial Park Inc. property of record in Book 5910, Page 656, R.O.D.C.;

THENCE, with said northerly line N 69°02' 59" W, 759.05 feet to an iron rod new;

EXHIBIT "A" – Continued

THENCE, leaving said northerly line of Woodlawn Memorial Park Inc., with the easterly line of Lot No. 4 as shown on the plan of Four-Forty Center as of record in Book 7900, Page 775, R.O.D.C.; the following calls:

N 19°57' 15" E, 143.76 feet;

With a curve to the right 28.14 feet; said curve having a central angle of 21°30' 00", a radius of 75.00 feet, a tangent of 14.24 feet, and a chord of N 30°42' 15" E, 27.98 feet;

N 41°27' 15" E, 107.42 feet;

With a curve to the left 96.08 feet to a point; said curve having a central angle of 15°43' 41", a radius 350.00 feet, a tangent of 48.34 feet and a chord of N 33°35' 25" E, 95.78 feet;

N 25°43'34" E, 130.33 feet to the point of beginning.

Containing 402,085 square feet or 9.23 acres, more or less.

PARCEL II:

Together with all rights in and to the Declaration And Grant Of Joint Ingress And Egress Easements filed of record in Book 10212, Page 646 in said Register's Office.