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BILL GARRETT, Davidson County
Trans:T20110009255 DEEDWARRSP
Recvd: 02/14/11 14:04 7 pgs
Fees:38.00 Taxes:98235.00
20110214-0012597

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $26,550,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
February 7 2011

NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 8, 2013

MELISSA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Ann Kustoff, Esq.
Duke Realty Corporation
3950 Shackleford Road; Suite 300
Duluth, GA 30096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER:
LAKEVIEW PLACE, LLC 5250 Virginia Way, Suite 155 Brentwood, TN 37027 Attn: Terry Hallemann	LAKEVIEW PLACE, LLC 5250 Virginia Way, Suite 155 Brentwood, TN 37027 Attn: Terry Hallemann	#107-130.000 #107-131.000 #107-158.000

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We, **DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership, hereinafter called the **GRANTOR(S)**, have bargained and sold, and by these presents do transfer and convey unto **LAKEVIEW PLACE, LLC**, a Delaware limited liability company, hereinafter called the **GRANTEE(S)**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and made a part hereof (the "Property").

BEING the same property conveyed to Duke Realty Limited Partnership, by the following Deeds of Record in Register's Office for Davidson County, Tennessee:
-As to Parcels One and Two: being all of the same property conveyed by Book 11191, Page 508.
-As to Parcel Three: being a portion of the property conveyed by Deed Book 11267, Page 873; Deed Book 10887, Page 776; Deed Book 11244, Page 737; and Deed Book 11244, Page 734.

This conveyance is subject to the Permitted Title Exceptions attached hereto as Exhibit B and made a part hereof .

TO HAVE AND TO HOLD the Property, 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 the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those encumbrances set forth on Exhibit B attached hereto and made a part hereof, and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the Property to the said GRANTEE(S), their heirs 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.

To be effective FEBRUARY 8, 2011.

WITNESS, this date, February 2, 2011.

DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Corporation, an Indiana corporation, its general partner

By: Angela Hsu
Name: Angela Hsu
Title: Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF GEORGIA

COUNTY OF GWINNETT

Before me, the undersigned, a Notary Public within and for said County and State, the within named Angela Hsu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of Duke Realty Corporation, the general partner of Duke Realty Limited Partnership, the within named bargainor, a partnership, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Vice President of Duke Realty Corporation, the general partner.

WITNESS my hand and official seal at Duluth, Gwinnett County, Georgia, this 2nd day of February, 2011.

Linda Ann Lovelace
NOTARY PUBLIC

My Commission expires: April 1, 2012

LINDA ANN LOVELACE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA EXPIRES GEORGIA APRIL 01, 2012

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel One

Land in Davidson County, Tennessee, being Lot M, on the Plan of Revised Century City - Lots "M" & "N" as shown on plat of record in Plat Book 6250, page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Duke Realty Limited Partnership of record in Book 11191, page 508, in the Register's Office of Davidson County, Tennessee, and being improved property commonly known as 25 Century Boulevard, Nashville, Tennessee.

Parcel Two

Land in Davidson County, Tennessee, being Lot N, on the Plan of Revised Century City - Lots "M" & "N", as shown on plat of record in Plat Book 6250, page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Duke Realty Limited Partnership of record in Book 11191, page 508, in the Register's Office of Davidson County, Tennessee, and being improved property commonly known as 15 Century Boulevard, Nashville, Tennessee.

Parcel Three

BEING A TRACT OF LAND LYING IN THE FIFTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS THE NORTHERN PORTION OF LOT 2 AS SHOWN ON THE PLAN ENTITLED "AN ADDITION TO LOT 2, REVISION TO THE RESUBDIVISION OF CENTURY CITY" OF RECORD IN PLAT BOOK 11190, PAGE 21, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), THE FOLLOWING DESCRIPTION WAS PREPARED USING THE AFORE MENTIONED SUBDIVISION PLAT WITH A DATE OF RECORD OF JANUARY 20, 1999;

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY OF CENTURY BOULEVARD AT THE SOUTHEAST CORNER OF WELLS REIT II - ONE CENTURY PLACE, L.L.C. OF RECORD AS INSTRUMENT NUMBER 200701180007311, R.O.D.C.T. AND SHOWN AS LOT 1 ON THE PLAN ENTITLED "LOT 1, PHASE ONE, CENTURY CITY WEST" OF RECORD AS INSTRUMENT NUMBER 200807020068654, R.O.D.C.T. AND BEING THE NORTHEAST CORNER SAID LOT 2 OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY THE NEXT TWO CALLS:

THENCE, SOUTH 09 DEGREES 05 MINUTES 38 SECONDS WEST, 374.04 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 01 DEGREES 28 MINUTES 26 SECONDS, WITH A RADIUS OF 880.00 FEET, WITH AN ARC LENGTH OF 22.64

FEET, WITH A CHORD BEARING OF SOUTH 08 DEGREES 21 MINUTES 25 SECONDS WEST, 22.64 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A NEW LINE OF DIVISION SEVERING LOT 2 AS SHOWN ON THE PLAN ENTITLED "AN ADDITION TO LOT 2, REVISION TO THE RESUBDIVISION OF CENTURY CITY" OF RECORD IN PLAT BOOK 11190, PAGE 21, R.O.D.C.T., THE NEXT SIX CALLS:

THENCE, NORTH 60 DEGREES 40 MINUTES 40 SECONDS WEST, 9.18 FEET TO A POINT;

THENCE, SOUTH 88 DEGREES 14 MINUTES 12 SECONDS WEST, 50.89 FEET TO A POINT;

THENCE, SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST, 109.37 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 46 MINUTES 22 SECONDS WEST, 86.55 FEET TO A POINT;

THENCE, SOUTH 23 DEGREES 48 MINUTES 51 SECONDS WEST, 136.05 FEET TO A POINT;

THENCE, NORTH 66 DEGREES 11 MINUTES 09 SECONDS WEST, 305.08 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF ERMAC DRIVE;

THENCE, WITH SAID RIGHT-OF-WAY THE NEXT THREE CALLS:

THENCE, NORTH 45 DEGREES 06 MINUTES 09 SECONDS EAST, 4.00 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 38 DEGREES 59 MINUTES 36 SECONDS, WITH A RADIUS OF 575.00 FEET, WITH AN ARC LENGTH OF 391.32 FEET, WITH A CHORD BEARING OF NORTH 25 DEGREES 33 MINUTES 42 SECONDS EAST, 383.82 FEET TO A POINT;

THENCE, NORTH 05 DEGREES 59 MINUTES 27 SECONDS EAST, 282.16 FEET TO A POINT AT THE SOUTHWEST CORNER OF WILLIAM GARRY GREEN, KAREN L. GREEN AND TIMOTHY D. GREEN OF RECORD AS INSTRUMENT NUMBER 200608030094845, R.O.D.C.T. AND SHOWN AS LOT 30 ON THE PLAN ENTITLED "THE HIGHLANDS" OF RECORD IN PLAT BOOK 2663, PAGE 127, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID GREEN THE NEXT TWO CALLS:

THENCE, SOUTH 83 DEGREES 59 MINUTES 03 SECONDS EAST, 153.38 FEET TO A POINT;

THENCE, NORTH 04 DEGREES 02 MINUTES 27 SECONDS EAST, 91.35 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 1 ON THE PLAN ENTITLED " LOT 1, PHASE ONE, CENTURY CITY WEST" OF RECORD AS INSTRUMENT NUMBER 200807020068654, R.O.D.C.T.;

THENCE, WITH SAID LOT 1 THE NEXT SIX CALLS:

THENCE, SOUTH 86 DEGREES 58 MINUTES 41 SECONDS EAST, 164.00 FEET TO A POINT;

THENCE, SOUTH 03 DEGREES 01 MINUTES 19 SECONDS WEST, 13.39 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 125 DEGREES 18 MINUTES 08 SECONDS, WITH A RADIUS OF 151.00 FEET, WITH AN ARC LENGTH OF 330.23 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 15 MINUTES 18 SECONDS EAST, 268.24 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 80 DEGREES 54 MINUTES 22 SECONDS EAST, 26.99 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 09 DEGREES 05 MINUTES 38 SECONDS WEST, 30.00 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 80 DEGREES 54 MINUTES 22 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 306,585 SQUARE FEET OR 7.04 ACRES MORE OR LESS; BEING IMPROVED PROPERTY COMMONLY KNOWN AS 22 CENTURY BOULEVARD, NASHVILLE, TENNESSEE.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

Lakeview I, 25 Century Boulevard ("**Parcel One**")
Lakeview II, 15 Century Boulevard ("**Parcel Two**")
Lakeview III, 22 Century Boulevard ("**Parcel Three**")

1. Taxes and assessments for the year 2011 and subsequent years, which are liens not yet due and payable as of the recordation of this Deed.

2. Declaration of Protective Covenants Century City of record in Book 6504, page 723, in the Register's Office of Davidson County, Tennessee, as amended in First Amendment of record in Book 8048, page 30, in said Register's Office.

3. Easements for existing or future utilities and restriction relating to construction affecting utilities, as contained in the Metropolitan Government of Nashville and Davidson County, Council-Bill No. 83-26.

4. Easement reserved in Restrictive Covenants of record in Book 2903, page 531, in the Register's Office of Davidson County, Tennessee. NOTE: Restrictions in said instrument have expired.

5. Exchange Plant Permit of record in Book 2909, page 241, in the Register's Office of Davidson County, Tennessee.

6. Rights of tenants, as tenants only, under unrecorded written leases.

7. The matters listed below, as shown on the plat of record in Plat Book 6250, page 982, in the Register's Office for Davidson County, Tennessee:

   AFFECTING Parcel One and as shown on a survey for Lot M prepared by Ragan-Smith Associates, dated November 12, 2010, last revised January 27, 2011, and designated Job No. 98-030:

   (a) 20' building setback and public utility easement,
   (b) two 50' utility and drainage easements,
   (c) 24' -wide and wider drainage easement,
   (d) 10' drainage easement,
   (e) 10' building setback line,
   (f) 34' utility and drainage easement, and
   (g) building line and easement near lake,

   AFFECTING Parcel Two and as shown on a survey for Lot N

prepared by Ragan-Smith Associates, dated November 12, 2010, last revised January 27, 2011, and designated Job No. 98-030:

(a) 20' building setback lines and public utility easements,
(b) 10' drainage easement, and
(e) 10' building setback line.

8. As to Parcel Three: The matters described below, as shown on the plat of record in Plat Book 11190, page 21, in the Register's Office for Davidson County, Tennessee:

(a) 10'-wide drainage easement,
(b) 20'-wide drainage easement,
(c) 20'-wide public utility easements,
(d) 5' utility easement for F.H.,
(e) 10' R.O.W. dedication,
(f) 35' M.B.S.L.'s, and
(g) 5' reserved for future R/W dedication.

9. Covenants, conditions, restrictions and easements as created by Declaration of Easements by Duke Realty Limited Partnership recorded of even date with this Special Warranty Deed.