This instrument prepared by:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

GENERAL WARRANTY DEED BOOK 6036 PAGE 51

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Nashville House Office Center Associates c/o VMS Realty Partners 69 West Washington Street Suite 1747 Chicago, IL 60602 Attn: Donald H. Horton	same	82-1-2 Field Bk. No. 8DA-15450

FOR AND IN CONSIDERATION of the sum of Nine Million One Hundred Fifty Thousand Dollars ($9,150,000.00). Nashville House Property, a joint venture composed of Jerry L. Carroll and Seofon Associates, a Tennessee limited partnership, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Nashville House Office Center Associates, a Tennessee limited partnership, hereinafter referred to as the Grantee, and to the said Grantee's successors, heirs and assigns certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a parcel of land in the Eighth Civil District of Nashville, Davidson County, Tennessee, bounded on the northeast by Great Circle Road, on the northwest by Vantage Way and on the southeast by Interstate Highway 265, being Lot No. 1 of MetroCenter of record in Book 4675, page 48, Register's Office for Davidson County. Tennessee, and Tract 2A MetroCenter (Resubdivision of Block "E") of record in Book 5060, page 85, Register's Office for Davidson County, Tennessee, more particularly described together as follows:

BEGINNING at a point in the southwest margin of Great Circle Road, South 35 degrees 12 minutes 27 seconds East, 50 feet from the intersection of the southwest margin of Great Circle Road with the southeast margin of Vantage Way; thence with the southwest margin of Great Circle Road, South 35 degrees 12 minutes 27 seconds East, 615.86 feet to the northwest margin of Interstate Highway 265; thence with the north margin of I-265, the following: South 62 degrees 54 minutes West, 363.49 feet; South 58 degrees 38 minutes West, 202.08 feet; South 52 degrees 41 minutes West, 117.66 feet; South 56 degrees 39 minutes West, 17.75 feet; South 55 degrees 54 minutes 25 seconds West, 86.86 feet; thence leaving I-265, North 40 degrees 13 minutes 56 seconds West, 286.88 feet to a point; thence North 24 degrees 42 minutes 27 seconds West, 165.00 feet to a point; thence North 11 degrees 08 minutes 39 seconds West, 261.98 feet to a point in the southeast margin of Vantage Way; thence with the southeast margin of Vantage Way. North 67 degrees 15 minutes 47 seconds East, 221.00 feet to a point, the beginning of a curve to the left; thence with a curve having a central angle of 12 degrees 28 minutes 14 seconds, a radius of 1542.00 feet, 335.62 feet to a point; thence North 54 degrees 47 minutes 33 seconds East, 73.11 feet to a point, the beginning of a curve to the right; thence with a curve having a central angle of 90 degrees, radius of 50 feet, 78.54 feet to the point of beginning, and containing 11.57 acres, more or less.

Being the same property conveyed to Nashville House Property, a joint venture, by Seofon Associates, a Tennessee limited partnership and Jerry L. Carroll, each conveying an undivided one-half interest as of record in Book 5999, page 581 and Book 5999, page 587, Register's Office for Davidson County, Tennessee, respectively.

Together with the following easements:

Private easement of ingress and egress for vehicular and pedestrian traffic between Great Circle Road and the parking lot for Nashville House more particularly described in the Declaration of Easement of record in Book 4927, page 511, said Register's Office.

Landscaping and underground easement granted to Seofon Associates, Ltd., a Tennessee limited partnership, by MetroCenter Properties, a Tennessee general partnership, for maintenance of landscaping and underground irrigation, sprinklers, chilled water and related lines more particularly described of record in Book 5799, page 753, Register's Office. The grantor of said easement specifically reserves the right therein to relocate and/or extinguish said easement by operation of law for the purpose of future development and/or for non use.

This is improved property known as One Vantage Way, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee's successors, heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows: the lien for property taxes for the year 1983, which have been prorated between the parties, Deed of Trust of record at Book 5124, page 857, Assignment of Lessor's Interest of record at Book 5124, page 869, Restrictive Covenants of record in Book 5242, page 389 made applicable to the property by instrument of record in Book 5492, page 436, as modified by Modification to Restrictive Covenants of record at Book 5792, page 787, Memorandum of Lease of record in Book 5225, page 112 and Exclusive Covenants of record at Book 5225, page 120, Right-of-Way Easement of record in Book 3649, page 94 as modified by Deed of Release and Modification of Pipeline Right of Way Easement of record in Book 4873, page 406, matters disclosed in a Plan of Subdivision of record at Book 4675, page 48, Utility Easement of record at Book 4840, page 783, Lease Agreement of record at Book 5304, page 436 as assigned by instrument of record at Book 5991, page 372, Short Form Lease of record at Book 5966, page 852, Short Form Lease of Record at Book 5977, page 340, Short Form Lease of record at Book 5977, page 344, Short Form Lease of record at 5977, page 336, all in the Register's Office for Davidson County, Tennessee, and the rights of tenants under leases affecting the property as of the date hereof. The private easement for ingress and egress for vehicular and pedestrian traffic of record at Book 4927, page 551, said Register's Office is subject to the following: the lien for property taxes for the year 1983, Restrictions of record at Book 4829, page 772, Book 5035, page 972, Book 5242, page 389, Book 5225, pages 112 and 120, Book 5792, page 787, and the Deed of Trust of record at Book 5584, page 764, said Register's Office. The landscaping and underground easement of record in Book 5799, page 753, said Register's Office is subject to the following: the lien for property taxes for the year 1983, Restrictions of record in Book 5242, page 389, Book 5225, pages 112 and

.120, Book 5792, page 787, and the Deed of Trust of record at Book 5584, page 764, said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has hereunto set its hand, this 12th day of April, 1983.

NASHVILLE HOUSE PROPERTY

By: _____
Jerry L. Carroll

By: SEOFON ASSOCIATES,
a Tennessee limited partnership

By: Dr. Charles E. Roos
Dr. Charles E. Roos,
General Partner

By: CHARLES E. ROOS TRUST,
General Partner

By: Charles E. Roos Trustee
Charles E. Roos, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Linda L. Huggins, a Notary Public in and for the County and State aforesaid, personally appeared Jerry L. Carroll, with whom I am personally acquainted, and who acknowledged himself to be a joint venturer of Nashville House Property, a joint venture, and that he as such joint venturer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of said joint venture by himself as such joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 1983.

Linda L. Huggins
Notary Public

My Commission Expires:

10-20-85

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Linda L. Huggins, a Notary Public in and for the County and State aforesaid, personally appeared Dr. Charles E. Roos, with whom I am personally acquainted, and who acknowledged himself to be a general partner of Seofon Associates, a joint venturer of Nashville House Property, a joint venture, and that he as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said joint venture, by Seofon Associates, its joint venturer, by himself as such general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April. 1983.

Linda L. Huggins
Notary Public

My Commission Expires:
10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Linda L. Huggins, a Notary Public in and for the County and State aforesaid, personally appeared Dr. Charles E. Roos, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of the Charles E. Roos Trust, a general partner of Seofon Associates, a Tennessee limited partnership and a joint venturer of Nashville House Property, a joint venture, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of said joint venture, by Seofon Associates, its joint venturer, by the Charles E. Roos Trust, general partner, by himself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 1983.

Linda L. Huggins
Notary Public

My Commission Expires:
10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property, which is the fair market value of such property, is $ 9,150,000 and no other monetary consideration.

Sworn to and subscribed before me
this 12th day of April, 1983.

Linda L. Huggins
Notary Public

My Commission Expires:
10-20-85

H 4 1 4 3 4

IDENTIF. REFERENCE

APR 12 4 35 PM '83

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6036 PAGE 55

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	9,150,000.00		
			23790.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK23802.50-	
			9716A04/12/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR RECORD
APR 12 4:35 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

No. 941461

RECEIVED IN BOOK 6036 PAGE 55