Prepared by: Robert Cummings, Jr.
Attorney at Law
222 Third Avenue, N
Nashville, TN 37201

30437

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Silvia Wenwieser c/o First Management Services 1010 Nashville City Bank & Trust Bldg. 315 Union Street Nashville, TN 37201	First Management Services 1010 Nashville City Bank & Trust Building 315 Union Street Nashville, TN 37201	Map 70-16 Parcel 13 8DA-15454

BOOK 6277 PAGE 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Intereal Company, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto Silvia Wenwieser (the "Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon and all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as the Xerox Building, 50 Vantage Way, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey the Property, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer on this 13th day of April, 1984.

INTEREAL COMPANY

By: Joseph V. Ferrelli

Title: SR V-Pres

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Elaine Nolen, a Notary Public of the State and County aforesaid, personally appeared Joseph V. Ferrelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ~~Senior Vice President~~ of Intereal Company, the within named bargainor, a corporation, and that he, as such ~~Senior Vice President~~, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as ~~Senior Vice President~~.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of April, 1984.

Elaine Nolen
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 1984.

Notary Public
My Commission Expires: 7/27/86

A parcel of land in Davidson County, Tennessee, being known as Tract 6A, on the Plan of MetroCenter, of record in Plat Book 5190, page 305, Register's Office for Davidson County, Tennessee, bound on the West by French Landing Drive and on the South by Vantage Way and more particularly described as follows:

Beginning at a point in the northerly margin of Vantage Way, 454.74 feet from the easterly margin of French Landing Drive; thence southwesterly with a curve to the right, having a central angle of 9°27'07", a radius of 2,158.00 feet and a distance of 356.00 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 113°16'17", a radius of 65.00 feet and a distance of 128.50 feet to a point; thence North 19°40'46" East, 320.27 feet to a point, the beginning of a curve to the left; thence with said curve having a central angle of 3°45'08", a radius of 1,130.00 feet and a distance of 74.00 feet to a point; thence leaving French Landing Drive, South 74°04'22" East, 40.00 feet to a point; thence North 86°25' East, 214.73 feet to a point; thence South 03°35' East, 361.79 feet to a point; thence South 13°02'38" East, 50.00 feet to the point of beginning.

Being the same property conveyed to Intereal Company, a Tennessee corporation, by deed from Metrocenter Properties, of record in Book 5644, page 282, Register's Office for Davidson County, Tennessee.

1040 04/24 6385.50- CHECK

1. 1984 real property taxes, which have been prorated and assumed by the Grantee;

2. Deed of Trust executed by Metrocenter Properties to William N. Dearborn, Trustee, for the benefit of Commerce Union Bank, of record in Book 5207, page 486, Register's Office for Davidson County, Tennessee, as modified by Modification and Extension Agreement of record in Book 5279, page 932, said Register's Office, and assigned to Massachusetts Mutual Life Insurance Company by instrument of record in Book 5279, page 937, said Register's Office;

3. Assignment of Leases executed by Metrocenter Properties to Commerce Union Bank, of record in Book 5207, page 505, said Register's Office, and assigned to Massachusetts Mutual Life Insurance Company by instrument of record in Book 5279, page 937, said Register's Office;

4. UCC-1 Financing Statements executed by Metrocenter Properties as Debtor and Commerce Union Bank as Secured Party, of record in Book 5207, page 502, and filed under No. CO-3991, said Register's Office, and filed under No. N4306FS in the Office of the Secretary of State of Tennessee, the former having been assigned to Massachusetts Mutual Life Insurance Company by UCC-3 form of record in Book 5279, page 940, said Register's Office;

5. Restrictions of record in Book 4784, page 659, said Register's Office, as made applicable to the Property by instrument of record in Book 5636, page 470, said Register's Office;

6. A 10-foot x 15-foot Nashville Electric Service easement of record in Book 5229, page 476, said Register's Office;

7. Owner's Certificate, 40-foot setback line from French Landing Drive, 50-foot setback line from Vantage Way, 20-foot drainage easement crossing the southerly portion of the Property, and 10-foot public utility and drainage easement along the northerly and easterly lines of the Property, as shown on the plat of record in Book 5190, page 305, said Register's Office; and

8. Drainage easement granted to Vantage Place Properties Associates, Ltd., for the benefit of Tract 6B, by instrument of record in Book 5636, page 386, said Register's Office.

I 17521
IDENTIF. REFERENCE
APR 24 2 55 PM '84
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Released for T. Steve Cummings, Jr.

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

RECEIVED OF _____ BOOK 6277 PAGE 43

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	2,450,000.00		
			6370.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	6385.50-
			1040A04/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 7 5 2 1

IDENTIF. REFERENCE

APR 24 2 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30721