EWBC000091 06/27/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
First American Center Partners c/o John W. Galbreath & Co. 180 East Broad Street Columbus, Ohio 43215	Same	Map 93-2-3 Parcel 81

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First American National Building Partnership, a joint venture partnership composed of The Equitable Life Assurance Society of the United States, a New York corporation, and FANB Corp., a Tennessee corporation, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto First American Center Partners, a New York general partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as set forth on Exhibit A attached hereto.

The above described real estate is conveyed subject to those limitations, restrictions, and encumbrances which are set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B hereto), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this thirtieth day of June, 1986.

FIRST AMERICAN NATIONAL BUILDING PARTNERSHIP

By: The Equitable Life Assurance Society of the United States

By: _____
Its: Asst Sec'y

By: FANB Corp.

By: _____
Its: President

IDENTIFICATION REFERENCE

JUN 30 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

15936

1841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy O. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Secretary of The Equitable Life Assurance Society of the United States, a corporation, a general partner of First American National Building Partnership, the within-named bargainor, a general partnership, and that he, as such Assistant Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such Assistant Secretary.

WITNESS my hand and seal, at office, in Nashville, Davidson County, Tennessee, this 30th day of June, 1986.

Sandra Prowance
Notary Public

My Commission Expires:

October 24, 1988.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. O. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of FANB Corp., a corporation, a general partner of First American National Building Partnership, the within-named bargainor, a general partnership, and that he, as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such President.

WITNESS my hand and seal, at office, in Nashville, Davidson County, Tennessee, this 30th day of June, 1986.

Sandra Prowance
Notary Public

My Commission Expires:

October 24, 1988.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this tranfer is $46,000,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 1986.

Sandra Prowance
Notary Public

My Commission Expires:

October 24, 1988.

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being bounded on the north by Deaderick Street, on the east by Third Avenue North, on the south by Union Street, and on the west by Fourth Avenue North, being Block "G", part of Project One Central Loop, General Neighborhood Renewal Area, Project No. Tenn. R-72, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated January 24, 1986, as follows:

BEGINNING at the point of intersection of the westerly margin of Third Avenue North and the northerly margin of Union Street, said point being the southeasterly corner of the herein-described parcel;

THENCE, with said northerly margin of Union Street, S 62° 26' 49" W, 351.09 feet to a point at the intersection with the easterly margin of Fourth Avenue North;

THENCE, with said easterly margin of Fourth Avenue North, N 27° 37' 02" W, 226.74 feet to a point at the intersection with the southerly margin of Deaderick Street;

THENCE, with said southerly margin of Deaderick Street, N 62° 48' 35" E, 353.05 feet to a point at the intersection with the westerly margin of Third Avenue, North;

THENCE, with said easterly margin of Third Avenue North, S 27° 07' 09" E, 224.52 feet to the point of beginning.

Containing 79,435 square feet or 1.82 acres, more or less.

BEING the same property conveyed to First American National Building Partnership by deeds of record in Book 4611, page 504, and Book 4776, page 707, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Limitations, Restrictions and Encumbrances
Affecting the Real Property

1. General or special taxes and assessments with respect to the real property required to be paid in the year 1986 and subsequent years.

2. Rights of tenants, as tenants only, pursuant to leases set forth on Exhibit B to Title Insurance Policies of Ticor Title Insurance Company (No. 268129A and B) Title Insurance Company of Minnesota (No. 017 AZ584170 and 017 B2080376) of even date herewith.

3. Restrictions of record in Book 4464, page 522, and in Book 4499, page 168, Register's Office for Davidson County, Tennessee.

4. The "As-Built" survey by Barge, Waggoner, Sumner & Cannon, Inc., dated January 24, 1986, as up-dated June 12, 1986, shows northeast corner of building wall encroaches on Deaderick Street right-of-way and Third Avenue North right-of-way.

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

RECEIVED OF _____

FOR _____

BOOK 6903 PAGE 864

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		46,000,000.00 cons.		
			11960.00 CSTAX	
			.50 PRFEE	
			12.00 MORTG	
			CHECK	12.50-
1841	A06/30/86	BAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15936

IDENTIFICATION REFERENCE

JUN 30 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265283