Box 37
PHC

Address New Owner:	Map-Parcel Numbers:
Southwestern/Great American, Inc. P.O. Box 820 Nashville, Tennessee 37202	95-7-156 Field Book No. 3DZ-86217
Send Tax Bills To:	**Name of Mortgagee:**
[Same as above]	Lomas and Nettleton Institutional Mortgage Fund, Ltd.

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, MBR ASSOCIATES, LTD. (the "Grantor"), a Tennessee limited partnership having McCalla Properties, Inc. as its sole general partner, has bargained and sold, and by these presents does transfer and convey unto the said SOUTHWESTERN/ GREAT AMERICAN, INC. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference, together with all buildings and improvements located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit B which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,400,000.00.

Affiant V.P. Administration

Subscribed and sworn to before me this 14th day of December, 1987.

Notary Public
My Commission Expires 8/7/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1987 DEC 22 PM 2:55 KEY

This is improved property, known as Reflections Executive Office Park, 2451 and 2455 Atrium Way, Nashville, Tennessee.

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

And Grantor does covenant with the said Grantee 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 as set forth here.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of December, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MBR ASSOCIATES, LTD.

By: McCalla Properties, Inc.,
General Partner

By: Paul H. Ruaz

Title: President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peter H. Corry, Notary Public, Paul H. Ruaz, with whom I am personally acquainted and who acknowledged that he is the President of McCalla Properties, Inc., a corporation, and that said corporation is a general partner of MBR Associates, Ltd., a limited partnership, and is authorized by said corporation, said corporation being authorized by MBR Associates, Ltd. to execute this instrument on behalf of MBR Associates, Ltd.

WITNESS my hand, at office, this 4th day of December, 1987.

Notary Public
My Commission Expires: 3-11-91

EXHIBIT A

Being a 5.85-acre parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located east of Briley Parkway and west of Atrium Way and being a part of Reflections Executive Office Park, a subdivision of the City of Nashville, of record in Book 6250, Page 602 as resubdivided in Book 6900, page 21, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Atrium Way 3,310 feet, more or less, from Elm Hill Pike, being the northeasterly corner of the property known as The Atrium, Phase Two, Part One, as of record in Book 6250, Page 82, R.O.D.C., Tennessee;

THENCE, leaving the westerly margin of Atrium Way, N 76° 00' 00" W 419.17 feet to a point in the easterly margin of Briley Parkway;

THENCE, along said margin with a curve to the right, having a central angle of 09° 17' 50", a radius of 2,765.88 feet and a distance of 448.81 feet to a point;

THENCE N 32° 46' 28" E 193.74 feet, continuing along the easterly margin of Briley Parkway, to a point;

THENCE N 32° 31' 04" E, 103.60 feet along said margin to a point;

THENCE, leaving Briley Parkway, S 84° 59' 51" E 197.11 feet to a point in the westerly margin of a cul-de-sac on Atrium Way;

THENCE, along said margin with a curve to the left, having a central angle of 51° 02' 44", a radius of 50.00 feet and a distance of 44.55 feet to a point;

THENCE, with a curve to the right, having a central angle of 36° 52' 06", a radius of 50 feet and a distance of 32.17 feet to a point;

THENCE, continuing with the westerly margin of Atrium Way, with a curve to the right, having a central angle of 16° 31' 41", a radius of 2,370.00 feet and a distance of 683.68 feet, to the point of beginning;

CONTAINING 254,760 square feet, or 5.85 acres, more or less.

Being the same property conveyed to Lomas & Nettleton Institutional Mortgage Fund, Ltd. by Warranty Deed of record in Book 6960, page 91, Register's Office for Davidson County, Tennessee, also being the same property conveyed to MBR Associates, Ltd. by Quitclaim Deed of record in Book 7420, page 463, said Register's Office.

EXHIBIT B

Encumbrances

1. The lien for 1987 taxes, due and payable, but not yet delinquent.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, and By-Laws of The Atrium Property Owners Association of record in Book 6306, page 108, Register's Office for Davidson County, Tennessee. Said Declaration was amended by instrument of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee.

3. The plan of record in Book 6900, page 21, said Register's Office, shows an owners certificate, a 20 foot minimum building setback line from Atrium Way, a 10 foot public utilities easement along Atrium Way, and a 5 foot drainage easement along the southerly, westerly and northerly lines of said parcel, and certain notes to which reference is hereby made.

~~4. Restrictive covenants contained in instrument of record in Book 6551, page 669, Register's Office for said County.~~

5. Easement for TVA transmission power line of record in Book 1181, page 555, said Register's Office which location thereof is shown on the recorded plan of record in Book 6250, page 602, said Register's Office.

6. Existing unrecorded leases.

7. All matters shown on survey of MBR Associates, Ltd., by William C. Watson, Registered Land Surveyor, No. 1487, of Barge, Waggoner, Sumner & Cannon, Job no. 9322-03 dated August 28, 1986.

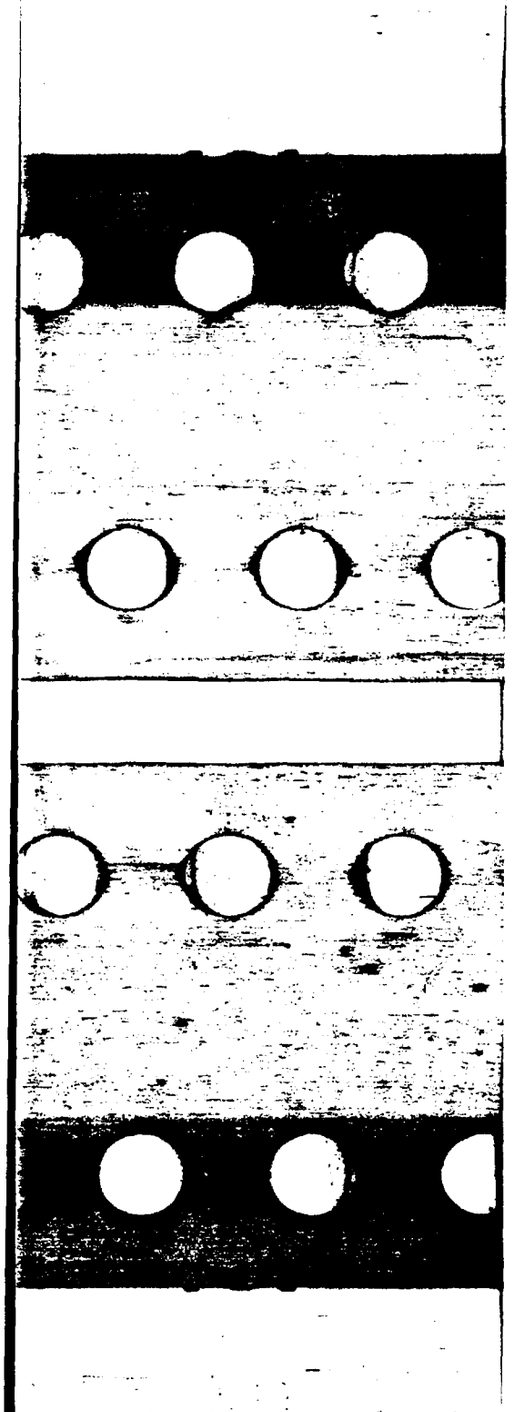
8. Survey of Barge, Waggoner, Sumner & Cannon, dated August 28, 1986, shows a concrete retaining wall encroaching onto the adjacent property owner in the northwest corner of said tract herein.

88581

IDENTIFICATION REFERENCE

Dec 8 10 18 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7420 PAGE 869

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

10,400,000.00 conv.
29120.00 CSTAX
.50 PRFEE
12.00 DEED
CHECK 29132.50-
9727A12/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 5 8 1 :

IDENTIFI REFERENCE

DEC 8 10 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42757