Fld 57

NEW OWNER AS FOLLOWS: METROPOLITAN LIFE INSURANCE COMPANY	SEND TAX BILLS TO: SAME	MAP-PARCEL: 134-90
One Madison Avenue		
New York, New York 10010 Att: Executive Vice Pres. Real Estate Investments		

STATE OF TENNESSEE)(
COUNTY OF DAVIDSON)(

The actual consideration, or value, whichever is greater for this transfer is Four Million Five Hundred Thousand Dollars ($4,500,000).

Deneen Berry, Atty For Buyer
AFFIANT

Subscribed and sworn to before me, this 7th day of February, 1990.

Laura Lincoln
NOTARY PUBLIC

My Commission Expires: 5-22-93.

WARRANTY DEED

THIS INDENTURE made this 7th day of February, 1990, between NWI XI, L.P., a Tennessee Limited Partnership, GRANTOR, and METROPOLITAN LIFE INSURANCE COMPANY, a New York Corporation, GRANTEE.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Four Million Five Hundred Thousandand NO/100THS DOLLARS ($4,500,000) and for other good and valuable consideration in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto GRANTEE the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Metroplex Drive, being a part of the property conveyed to Ronald G. Turner, Trustee, by deed of record in Book 6791, Page 301, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Metroplex Drive, said point being westerly 1,358 feet, more or less, from the northerly margin of Harding Place, said point also being the southwesterly corner of the property conveyed to Walter G. Knestrick by deed of record in Book 5660, Page 298, Register's Office for Davidson County, Tennessee, and the southeasterly

corner of the herein-described parcel;

THENCE, with said northerly margin of Metroplex Drive the following calls:

North 87 degrees, 44 minutes West, 486.57 feet to a point;

North 02 degrees 16 minutes East, 15.00 feet to a point;

North 87 degrees, 44 minutes West, 35.00 feet to a point;

THENCE, leaving said northerly margin with the easterly line of Section Eight, Metroplex, as of record in Book 6200, Page 317, Register's Office for Davidson County, Tennessee, North 02 degrees, 16 minutes East, 380.90 feet to a point;

THENCE, continuing with said easterly line, North 10 degrees 27 minutes 50 seconds West, 212.39 feet to a point;

THENCE, leaving said easterly line with the southerly line of the property conveyed to Ronald G. Turner, Trustee, by deed of record in Book 6364, Page 782, Register's Office for Davidson County, Tennessee, North 88 degrees, 33 minutes, 17 seconds East, 465.19 feet to a concrete monument;

THENCE, South 83 degrees, 07 minutes 36 seconds East, 179.86 feet to a concrete monument;

THENCE, South 43 degrees, 38 minutes, 36 seconds East, 90.00 feet to a concrete monument in the westerly line of the property conveyed to Walter G. Knestrick by deed of record in Book 5660, Page 298, Register's Office for Davidson County, Tennessee;

THENCE, with said westerly line, South 30 degrees, 53 minutes 18 seconds West, 291.76 feet to a point;

THENCE, continuing with said westerly line, South 02 degrees, 16 minutes West, 300.00 feet to the point of beginning.

CONTAINING 353,403 square feet or 8.11 acres, more or less.

BEING the same property conveyed to NWI XI, Ltd., (subsequently renamed NWI XI, L.P., pursuant to Tennessee Uniform Limited Partnership Act of 1986), a Tennessee Limited Partnership by deed from RONALD G. TURNER, TRUSTEE, with full power to convey without the joinder of any beneficiary of record in Book 6783, Page 242, Register's Office for Davidson County, Tennessee.

THIS IS improved property known as 460-470 Metroplex Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said premises to the said GRANTEE, its successors, representatives and assigns, forever.

AND GRANTOR, for itself, its representatives, successors and assigns does hereby covenant with GRANTEE, its representatives, successors and assigns, that GRANTOR is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that GRANTOR will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that such premises are free from all encumbrances except for the lien of current ad valorem property taxes and except for the following: Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4435, Page 50; Restrictive Covenants of record in Book 5653, Page 11; and Storm Water Detention Agreement of record in Book 6829, Page 288, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed under seal this 7TH day of FEB, 1990.

GRANTOR:

NWI XI, L.P.
By: NWI X, L.P., General Partner

By: _____
ALBERT W. BUCKLEY, JR., Partner

By: _____
JOHN W. NELLEY, JR., Partner

By: _____
RALPH L. DUPPS, JR., Partner

STATE OF TENNESSEE)(
COUNTY OF DAVIDSON)(

Before me, Danny Dickerson, of the State and County aforesaid, personally appeared JOHN W. NELLEY, JR., RALPH L. DUPPS, JR., and ALBERT W. BUCKLEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of NWI X, L.P., a Tennessee Limited Partnership, said NWI X, L.P., being the General Partner of NWI XI, L.P., a Tennessee Limited Partnership, the within named bargainor, and that they as such partners executed the within instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand, at office, this 7th day of February, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-93.

THIS INSTRUMENT PREPARED BY:
John W. Nelley, Jr., Attorney
Suite 1910
150 Fourth Avenue North
Nashville, Tennessee 37219

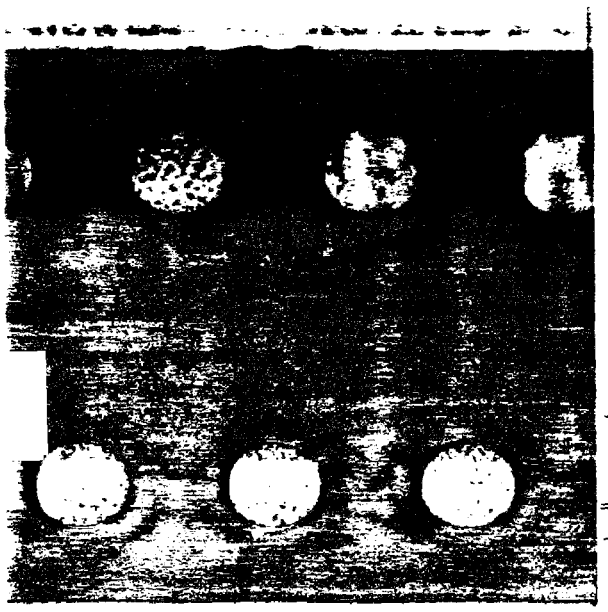
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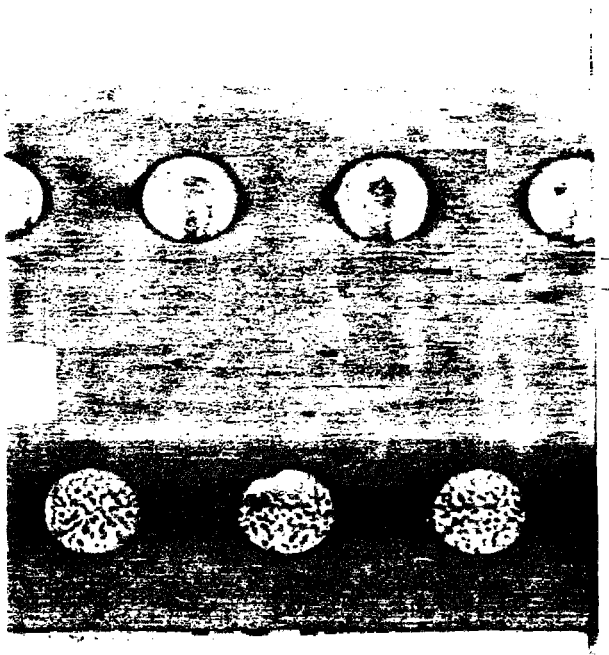
IDENTIF. REFERENCE

FEB 8 | 43 PM '90

DAVIDSON COUNTY TN.

02752





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

RECEIVED OF _____

FOR _____

BOOK 8042 PAGE 746

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

CAMT
4500000.00
CON TX 14850.00
PRFEE 1.00
WDEED 9.00
TOTAL 14860.00
CHECK 14860.00

02/08/90 01 13:42 0001 1556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02752

IDENTIF. REFERENCE

FEB 8 1 43 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 291572