BOOK 8193 PAGE 871 14

Document #21549 08/21/90 dr

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Metro Exchange Nashville, L.P. c/o Koa-Grae Corporation 5100 Westheimer, Ste. 275 Houston, Texas 77056	SAME	Map: 71-13 Parcel: 4

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, National Life Insurance Company, a Vermont corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Metro Exchange Nashville, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

Being the same real property conveyed to National Life Insurance Company by deed of record in Book 6194, page 343, re-recorded in Book 6199, page 451, Register's Office for said County.

This is improved property known as: Two Vantage Way
Nashville, TN

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 covenants and binds itself, its representatives and successors, 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), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of September, 1990.

NATIONAL LIFE INSURANCE COMPANY

By: [signature]
Title: Author. 2nd Representative

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, Josephine Miles, a Notary Public, Thomas F. Howard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of National Life Insurance Company, a Vermont corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 4th day of September 1990.

JOSEPHINE MILES NOTARY PUBLIC COBB COUNTY, GA.

[signature]
Notary Public

My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires March 9, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $4,520,000.

Keith B. Simmons

Affiant

Subscribed and sworn to before me, this 11th day of September, 1990.

Notary Public

My Commission Expires:

5/8/91

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Vantage Way and Great Circle Road, being Tract No. 5A, as shown on the plan of Tract No. 5A, Metrocenter - of record in Book 4715, Page 70, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Vantage Way, said point being S 54°47'33" W., 92.00 feet from the centerline of Great Circle Road, said point also being at the westerly terminus of a curve return to the westerly margin of said Great Circle Road;

THENCE, with said northerly margin in the following calls:

S 54°47'33" W, 49.11 feet to a point;

With a curve to the right 317.34 feet to a point, said curve having a central angel of 12°28'14", a radius of 1,458.00 feet, a tangent of 159.30 feet, and a chord of S 61°01'40" W, 316.71 feet;

S 67°15'47" W, 283.55 feet to a point;

THENCE, leaving said margin N 22°44'13" W, 400.00 feet to a point;

THENCE, N 65°48'24" E, 615.80 feet to a point in the westerly margin of Great Circle Road;

THENCE; with said margin the following calls:

With a curve to the left 7.14 feet to a point, said curve having a central angle of 00°19'51", a radius of 1,237.00 feet, a tangent of 3.57 feet, and a chord of S 35°02'31" E, 7.14 feet;

S 35°12'27" E, 311.40 feet to a point;

With a curve to the right 78.54 feet to the point of beginning, said curve having a central angle of 90°00'00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of S 09°47'33" W, 70.71 feet;

EXHIBIT B

1. 1990 taxes, a lien, which are not yet due and payable.

2. Restrictions of record in Book 4788, page 861, said Register's Office.

3. Matters appearing on the Plan of record in Book 4715, page 70, said Register's Office.

4. Rights of tenants in possession under unrecorded leases.

5. Matters appearing on the survey dated 06/26/90, prepared by Barge, Waggoner, Sumner and Cannon, Surveyors as last revised August 28, 1990.

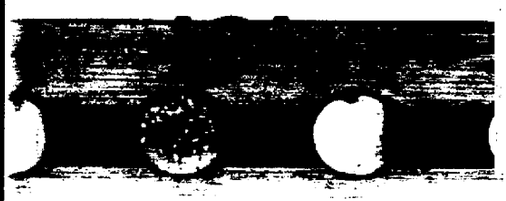
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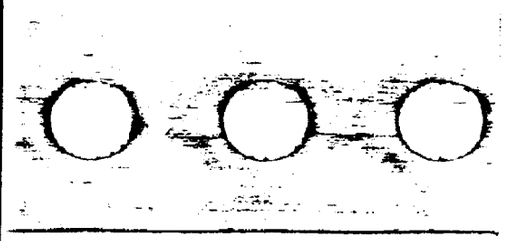
IDENTIFICATION REFERENCE

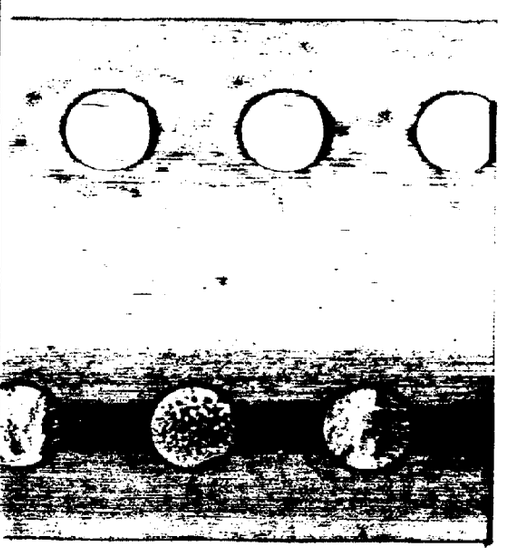
SEP 12 9 50 AM '90

FELIX Z WILSON TR REGISTER
DAVIDSON COUNTY TN

8041 09/12 0101 03CHECK 14932.00







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8193 PAGE 876

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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

CAMT 4520000.00
CON TX 14916.00
PRFEE 1.00
WDEED 15.00
TOTAL 14932.00
CHECK 14932.00

09/12/90 01 09:53 0001 8041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6 6 I.O.

IDENTIFI REFERENCE

SEP 12 9 50 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354702