Box 18 (DMS)

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

GENERAL WARRANTY DEED BOOK 8386 PAGE 61

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
National Federation of Independent Business 150 W. 20th Avenue San Mateo, CA 94403	Same	Map 107, Parcel 128

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association ("Grantor") has bargained and sold, and by these presents transfers and conveys unto NATIONAL FEDERATION OF INDEPENDENT BUSINESS, a non-profit California corporation qualified to do business in the State of Tennessee ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof.

This is improved property known as the Century City Plaza II office building located at 53 Century Boulevard, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

WITNESS its hand as of this 28th day of June, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK

By: _____
Its: SVP

2661.7.

IDENTIFICATION

JUN 28 12 27 PM '91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, McCoy C. Zachry, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Senior Vice President of FIRST AMERICAN NATIONAL BANK, a national banking association, and is authorized by the association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 28th day of June, 1991.

Michael S Peck
Notary Public

My Commission Expires:
September 24, 1994



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater), is $3,000,000.00.

Affiant

Sworn to and subscribed before me this 28th day of June, 1991.

Danielle B Elliott
Notary Public

My Commission Expires:
3-25-95

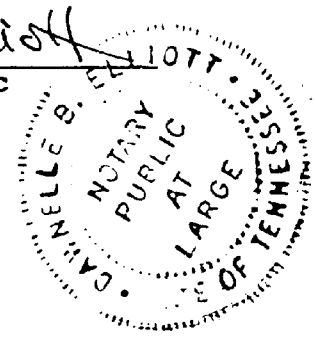


EXHIBIT A

Land in Davidson County, Tennessee, in the 1st Civil District, being Lot No. D-2 on the Plan of the Subdivision of Century City-Lot D, of record in Book 6250, Page 338, Register's Office for Davidson County, Tennessee, being more particularly described according to the survey of Barge, Waggoner, Sumner and Cannon prepared by Wendell H. Tally, licensed surveyor #785, dated April 25, 1991, as last revised on June 19, 1991, as follows:

Being a particular parcel of land located in the 1st Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

Beginning at an existing iron pin, said pin being the southwest corner of the herein described Lot D-2, the northwest corner of Air Corporate Associates, Ltd. as recorded in Book 5800, Page 314, R.O.D.C.T., the east right-of-way of McGavock Pike, and the beginning of a curve to the right, said curve having a central angle of 00 degrees 37 minutes 50 seconds, a radius of 10,293.68 feet, an arc length of 113.28 feet, and a chord of 113.28 feet;

1. Thence, along the chord of the above mentioned curve north 07 degrees 46 minutes 27 seconds east, 113.28 feet to an iron pin (set);

2. Thence, north 08 degrees 05 minutes 22 seconds east, 81.53 feet to an iron pin (set), said pin being the southwest corner of Lot D-1;

3. Thence, along the line of Lot D-1 South 81 degrees 54 minutes 38 seconds east, 204.63 feet to an iron pin (set);

4. Thence, north 53 degrees 05 minutes 22 seconds east, 342.44 feet to an iron pin (set), said pin being the northeast corner of Lot D-1, and in the south right-of-way of existing Century Boulevard;

5. Thence, along the right-of-way of Century Boulevard south 18 degrees 29 minutes 04 seconds east, 22.33 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 21 degrees 59 minutes 01 seconds, a radius of 805.72 feet, and an arc length of 309.15 feet, and a chord of 307.25 feet;

6. Thence, along the chord of the above mentioned curve south 29 degrees 28 minutes 34 seconds east, 307.25 feet to an iron pin (set);

7. Thence south 49 degrees 42 minutes 14 seconds west, 229.21 feet to an iron pin (set);

8. Thence north 82 degrees 09 minutes 07 seconds west, 491.25 feet to an iron pin (existing), said iron pin being the point of beginning, and containing 158.994 square feet or 3.65 acres, more or less.

Being the same property conveyed to First American National Bank, and its successors and assigns by deed from Michael E. Hendren, trustee of record in Book 8192, page 597, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 1991 and thereafter, a lien but not yet due and payable.

2. Agreement for common driveway, shared parking, and utilities easements of record in Book 6504, page 751, said Register's Office, as amended in Book 7516, page 119, said Register's Office.

3. Matters shown on the plan of record in Book 6250, page 338.

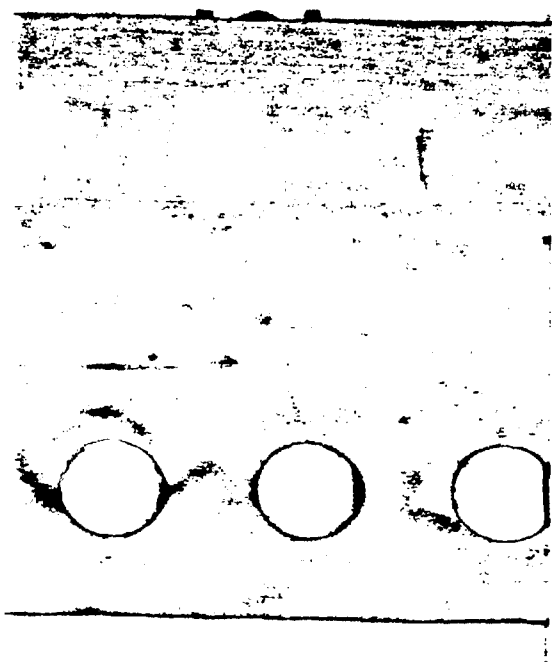
4. Matters shown on the plan of record in Book 5800, page 314.

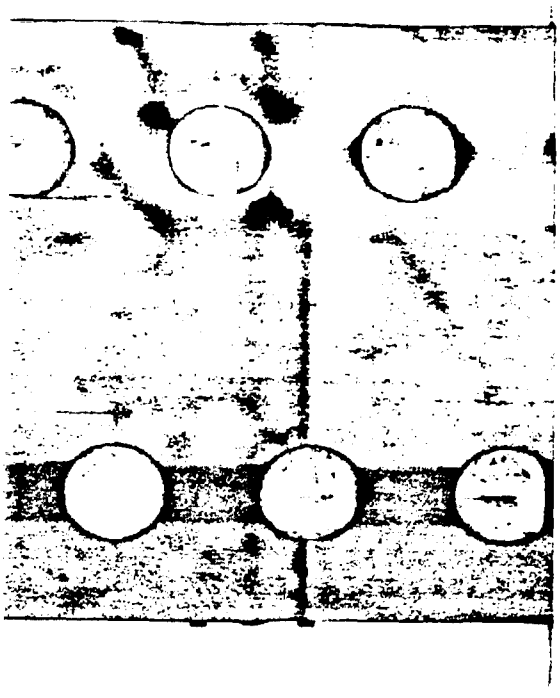
5. Restrictive Covenants in instrument of record in Book 6504, page 723, as amended in Book 8048, page 30, said Register's Office.

6. Matters shown on the survey of of Barge, Waggoner, Sumner and Cannon prepared by Wendell H. Tally, licensed surveyor #785, dated April 25, 1991, as last revised on June 19, 1991, and surveyor's report of same date.

75785

8932 06/28 0101 03CHECK 9913.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 65

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 3000000.00
CON TX 9900.00
PRFEE 1.00
WDEED 12.00
TOTAL 9913.00
CHECK 9913.00

06/28/91 01 12:27 0001 8932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26612

IDENTIFICATION REFERENCE

JUN 28 12 27 PM '91

No. 435919