SPECIAL WARRANTY DEED

BOOK 8516 PAGE 556

FROM: MetroCenter Holdings, Inc., Grantor

TO: General Accident Insurance, Company of America
Potomac Insurance Company of Illinois
Pennsylvania General Insurance Company
The Camden Fire Insurance Association, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

DEC 27 10 35 AM '91

7.26.1.3

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
General Accident Insurance Cmpany of America, et. al. 436 Walnut Street Philadelphia, PA 19106	Same	part of 70-15-10 Field Book Numbers part of MDA-15705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Twelve Thousand Five Hundred Dollars ($712,500).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of December, 1991.

Notary Public

My Commission Expires: 3-4-92

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said General Accident Insurance Company of America, Potomac Insurance Company of Illinois, Pennsylvania General Insurance Company and The Camden Fire Insurance Association, herein collectively the Grantee, their successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property described by William C. Watson, surveyor, Tennessee Lic. No. 1487 on his survey dated October 31, 1991 (Barge, Waggoner, Sumner & Cannon File No. 11469-16).

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, MetroCenter Boulevard, being a part of Lot No. 30, as shown on the plan of Resubdivision of Lot No. 30, Section Two, MetroCenter as of record in Book 6900, Page 82, R.O.D.C. and being the northerly three acres of Lot 30A on the Plan of the Resubdivision of Lot 30 and 30A, Section II MetroCenter of record in Book 7900, page 331, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Great Circle Road, said point being northerly 509.09 feet from the northerly margin of MetroCenter Boulevard, said point also being the northeasterly corner of Lot No. 30A as shown on the aforementioned plan, and the southeasterly corner of the herein described parcel;

THENCE, leaving said margin with the northerly line of said Lot No. 30A, S 41° 37' 55" W, 60.00 feet to a point;

THENCE, continuing with said line S 61° 03' 28" W, 700.88 feet to a point in the easterly line of the Metropolitan Board of Parks and Recreation as a record in Book 4660, Page 33, R.O.D.C.

THENCE, with said line N 06° 43' 50" E, 330.80 feet to a point;

THENCE, leaving said line N 77° 07' 00" E, 489.75 feet to a point;

THENCE, N51° 47' 21" E, 60.00 feet to a point in the westerly margin of Great Circle Road;

THENCE, with said margin with a curve to the left 92.42 feet to a point, said curve having a central angle of 10° 09' 25", a radius of 521.34 feet, a tangent 46.33 feet, and a chord of S 43° 17' 21" E, 92.30 feet;

THENCE, continuing with said margin S 48° 22' 06" E, 35.56 feet to the point of beginning.

Containing 130,680 square feet or 3.00 acres, more or less.

BEING a part of the property conveyed to Grantor by deed from MetroCenter Properties, Inc. of record in Book 8321, Page 668, Register's Office for said County.

This is unimproved property, known as MetroCenter, Great Circle Road, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, their successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 26 day of December, 1991.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of said County and State, personally appeared Randall W. Parham, 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 (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as President.

Witness my hand and seal, at Office in Nashville, this 26 day of December, 1991.

_____
Notary Public

My Commission Expires: 3-4-92

EXHIBIT A

1. Subject to all matters shown on the Plan of record in Book 7900, page 331.

2. Restrictive Covenants of record in Book 4784, page 659, Register's Office for Davidson County, Tennessee, made applicable by an instrument of record in Book 7012, page 62, said Register's Office.

3. Modification to Restrictive Covenants MetroCenter Properties of record in Book 5792, page 787, said Register's Office, as made applicable by the instrument of record in Book 7012, page 62, said Register's Office.

4. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, said Register's Office.

5. Declaration of Special Covenants and Restrictions recorded concurrently herewith.

5182 12/27 0101 03CHECK 12649.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 712500.00
CON TX 2636.25
PRFEE 1.00
WDEED 12.00
TOTAL 2649.25
CHECK 2649.25
12/27/91 01 10:37 0001 6182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 6. I. 3.

IDENTIFICATION REFERENCE

Dec 27 10 35 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 488648