7.2920

BOOK 8811 PAGE 481

This Instrument Was Prepared By:

Joann G. Jones, Attorney
Aetna Life & Casualty
Law Division
CityPlace, YFF1
Hartford, CT 06156

IDENTIFICATION REFERENCE

DEC 11 10 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:
Vantage Associates
c/o Centennial
Incorporated
Twenty-Nine Avenue
North, Suite 300
Nashville, Tennessee
37203

Send Tax Bills To:
Same

Map: 107-001
Parcel: 127
Field Book: 03DZ85930

SPECIAL WARRANTY DEED 0817 12/11 0101 03CHECK 10381.00

THE STATE OF CONNECTICUT $
$
COUNTY OF HARTFORD $

AETNA LIFE INSURANCE COMPANY, a Connecticut corporation (the "Grantor"), whose address is 151 Farmington Avenue, Hartford, Connecticut 06156, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto VANTAGE ASSOCIATES, a Tennessee general partnership (the "Grantee"), whose address is c/o Centennial Incorporated, Twenty-Nine Avenue North, Suite 300, Nashville, Tennessee 37203, certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns,

against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the property "AS IS, WITH ALL FAULTS."

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 4th day of December 1992.

AETNA LIFE INSURANCE COMPANY

By: William F Towill
Printed name: William F. Towill
Its: Assistant Vice President

STATE OF Connecticut)
COUNTY OF Hartford)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William F. Towill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be A.V.P., of the Aetna Life Ins. Company, the within named grantor, a corporation, and that he as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as A.V.P.

Witness my hand and seal, at office in Hartford, Connecticut, this 4th day of Dec., 1992.

Lillian L. Rankins
Notary Public

My Commission Expires: 3-31-95

LILLIAN L. RANKINS NOTARY PUBLIC HARTFORD CONNECTICUT

LILLIAN L. RANKINS
NOTARY PUBLIC
COMMISSION EXPIRES MARCH 31 1995

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

Affiant

Subscribed and sworn to
before me this 4th day
of December, 1992.

Notary Public

MARCIA S. McCONAUGHY
NOTARY PUBLIC
My Commission Expires: [illegible] 31, 1995

Being a parcel of land lying in the First Civil District of Davidson County, Tennessee, being Lot D-1 of the Subdivision of Century City Lot D, as recorded in Plat Book 6250, Page 338, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT AN IRON PIN in the easterly right-of-way of McGavock Pike, said pin being 113.30' along the arc of a 10293.68' radius curve to the right, and N8°5'22" E, 81.53' from a iron pin at the southwest corner of Lot D-2 of said subdivision and the northwest corner of Air Corporate Associates, Ltd., Lot One as recorded in Book 5800, Page 314, Register's Office for Davidson County, Tennessee, and also the southwest corner of the following described tract;

THENCE, along the easterly right-of-way of McGavock Pike, north 08°05'22" east, 419.25 feet to a concrete monument lying at the southeasterly intersection of McGavock Pike and Century Boulevard.

THENCE, 78.54 feet along the arc of a curve to the right of said curve, having a radius of 50.00 feet, a central angle of 90°00'00" and a chord bearing and distance of north 53°05'22" east, 70.71 feet to a concrete monument lying on the southerly right-of-way of Century Boulevard.

THENCE, with the southerly right-of-way of Century Boulevard south 81°54'38" east, 66.77 feet to a concrete monument.

THENCE, 387.68 feet along the arc of a curve to the right, said curve having a radius of 350.21 feet, a central angle of 63°25'34" and a chord bearing and distance of south 50°11'51" east, 368.19 feet to a concrete monument.

THENCE, south 18°29'04" east, 37.53 feet to an iron pin.

THENCE, leaving the southerly right-of-way of Century Boulevard, south 53°05'22" west, 342.44 feet along the northerly property line of Century City Lot D-2 recorded in Plat Book 6250, page 338, to an iron pin.

THENCE, with said northerly property line north 81°54'38" west, 204.63 feet to the POINT OF BEGINNING, containing 3.65 acres.

TOGETHER with all right, title and interest of Grantor in and to those certain easements, covenants and agreements contained in that certain Agreement for Common Driveway, Shared Parking and Utility Easements dated the 28th day of February, 1985 by and among Rowe Properties - Nashville, Air Corporate Associates, Ltd., and Republic Bank Dallas National Association, of record at Book 6504, Page 751, Register's Office for Davidson County, Tennessee, as amended.

Being the same property conveyed to Aetna Life Insurance Company by deed from Michael S. Peek, Successor Trustee of record in Book 8244, page 224, said Register's Office.

EXHIBIT B

1. Rights of tenants in possession as tenants only under unrecorded leases.

2. Unrecorded easements or claims of easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. The lien of non-delinquent general or special taxes and assessments required to be paid in the year 1992 and subsequent years.

4. Restrictive covenants contained in instrument of record in Book 6504, page 723, amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee.

5. Agreement for common driveway, shared parking and utility easements of record in Book 6504, page 751, Register's Office for Davidson County, Tennessee.

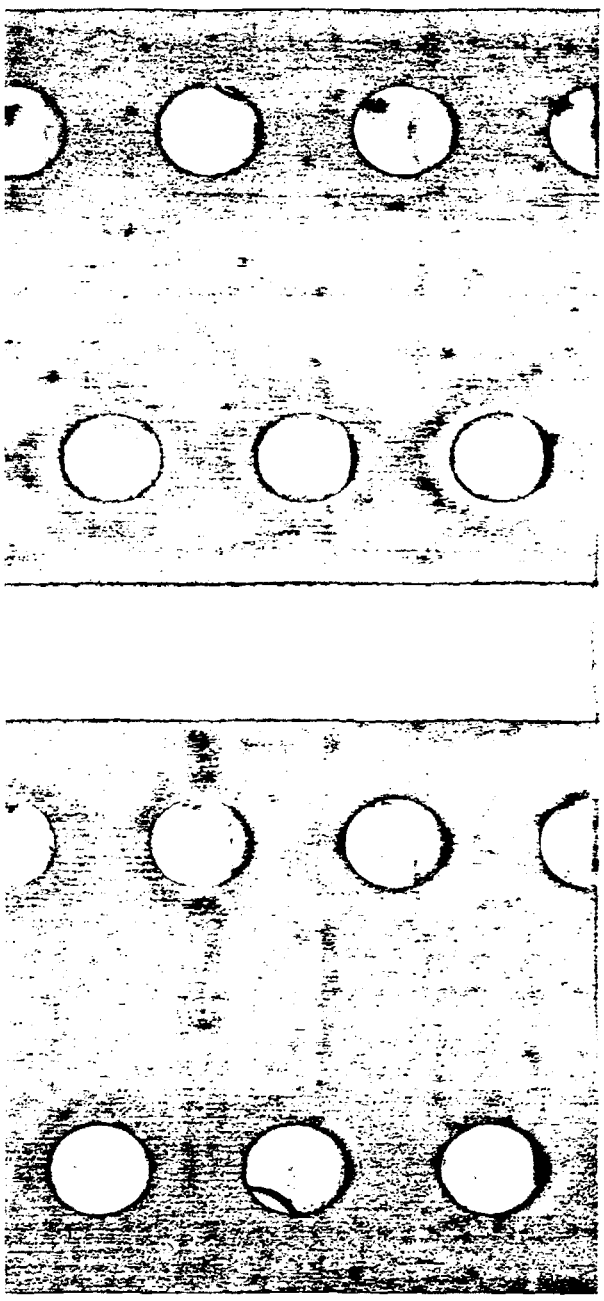
6. First Amendment to Agreement for Common Driveway, Shared Parking and Utility Easements of record in Book 7518, page 119, Register's Office for Davidson County, Tennessee.

7. The Plan of record in Book 6250, page 338, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 20 foot minimum building setback line from McGavock Pike and Century Boulevard, and a 10 foot easement for public utilities along McGavock Pike and Century Boulevard, a 20 foot storm sewer easement and a 50' ingress egress easement, and notes to which plan reference is made.

8. Access limited to Century Boulevard at points shown and stated in note #6, on said plan of record in Book 6250, page 338, Register's Office for Davidson County, Tennessee.

9. Unrecorded leaseholds, rights of vendors and holders of security interests on personal property installed upon the Property by tenants and rights of tenants to remove trade fixtures at the expiration of the term of the leases of tenants.

10. Governmental laws, codes, ordinances and restrictions now or hereafter in effect so far as these affect the Property.



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

RECEIVED OF _____

FOR _____

BOOK 8811 PAGE 486

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	
				2800000.00
			CON TX	10360.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	10381.00
			CHECK	10381.00
12/11/92	01		10:14 0001	0817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 9.2 0

IDENTIFICATION REFERENCE

DEC 11 10 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600033