Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Riverview L.P.	070-11-0	New Owner
545 Mainstream Drive	8	
Nashville, TN 37228		

This instrument prepared by: Boult, Cummings, Conners & Berry (_____) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Riverview Building Investors Limited Partnership, an Illinois limited partnership, formerly known as The Riverview Building (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Riverview, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Those matters set forth on Exhibit B attached hereto.

3. This is improved property, known as The Riverview Building, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, it successors and representatives, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF ILLINOIS
COUNTY OF LAKE

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Affiant

Subscribed and sworn to me this 7 day of September, 1993.

OFFICIAL SEAL
BRIDGET M MORAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 23,1996

Notary Public
My Commission Expires: 9-23-96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 2nd day of September, 1993.

PURCHASER:

RIVERVIEW, L.P., a Tennessee limited partnership

By: Freeman Webb Investments, Inc., a Tennessee corporation

By: _____
Its: _____

SELLER:

RIVERVIEW BUILDING INVESTORS LIMITED PARTNERSHIP, an Illinois limited partnership, formerly known as Riverview Building Investors

By: Riverview Building Partners, Inc., an Illinois corporation

By: Phillip Schechter
Its: Authorized Agent

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared before me, Bridget M. Moran, Notary Public, Phillip Schechter, 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 AGENT of Riverview Building Partners, Inc., an Illinois corporation, and that said corporation is the general partner of Riverview Building Investors Limited Partnership, an Illinois limited partnership, and that he is authorized by said corporation, said corporation being authorized by said limited partnership, to execute this instrument on behalf of said limited partnership.

WITNESS my hand, at office, this 2 day of SEPTEMBER, 1993.

OFFICIAL SEAL
BRIDGET M MORAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 23,1996

Bridget M. Moran
Notary Public

My Commission Expires: 9-23-96

EXHIBIT A- BOOK 9085 PAGE 984

LAND in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Mainstream Drive, being Lot Number 37L as shown on the plan of Section 17, Metrocenter, as of record in Book 5800, page 42, R.O.D.C. and being more particularly described as follows:

ACCORDING to an As-Built survey by Barge, Waggoner, Sumner & Cannon, dated April 7, 1983 and revised April 29, 1987, File No. 7129-47, as follows:

BEGINNING at a concrete monument in the northerly margin of Mainstream Drive, said concrete monument being westerly 767 feet, more or less, from the centerline of Great Circle Road, as measured along said northerly margin:

THENCE, with said northerly margin with a curve to the left 512.24 feet to a point, said curve having a central angle of 35° 21' 37" feet, a radius of 830.00 feet, a tangent of 264.57 feet and a chord of S 83° 33' 08" W, 504.15 feet;

THENCE, continuing with said northerly margin S 65° 52' 20" W, 200.00 feet to a concrete monument;

THENCE leaving said northerly margin with the easterly line of Lot Number 37M as shown on the aforementioned plan of Section 17, Metrocenter N 20° 14' 40" W, passing through a witness iron pin at 268.41 feet, a total distance of 460.24 feet to a point in the low waterline of the Cumberland River;

THENCE, with said low waterline the following calls:

N 69° 46' E, 345.13 feet to a point;

N 80° 20' 11" E, 424.49 feet to a point;

N 81° 12' E, 224.35 feet to a point;

THENCE, leaving said low waterline S 13° 10' W, passing through a witness iron pin at 131.42 feet, a total distance of 532.38 feet to the point of beginning.

BEING the same property conveyed to Riverview Building Investors, an Illinois Limited Partnership by deed from Riverview Building, Inc., a Deleware Corporation of record in book 7222, page 975, Register's Office for Davidson County, Tennessee.

7422 09/20 0101 03CHECK 7787.00

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public record.
5. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
6. All assessments and taxes due in 1993, and thereafter.

7. The plan of record in Book 5800, page 42, clarified by an instrument of record in Book 6040, page 518, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Mainstream Drive, 15 foot public utility and drainage easement, 15, 10 and 30 foot N.E.S. easements and a 15 foot Colonial Pipeline Easement and and easement for city maintenance of levy.

8. Public Access Easement as set forth in Book 6040, page 509, Register's Office for Davidson County, Tennessee.

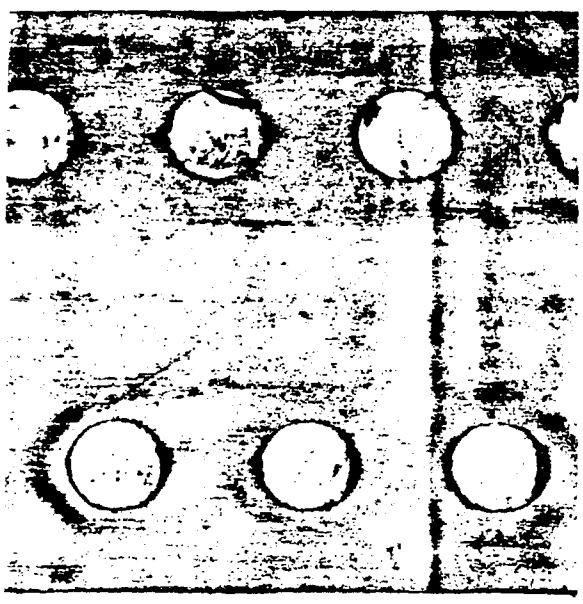
9. Rights of tenants in possession under any unrecorded leases and agreements.

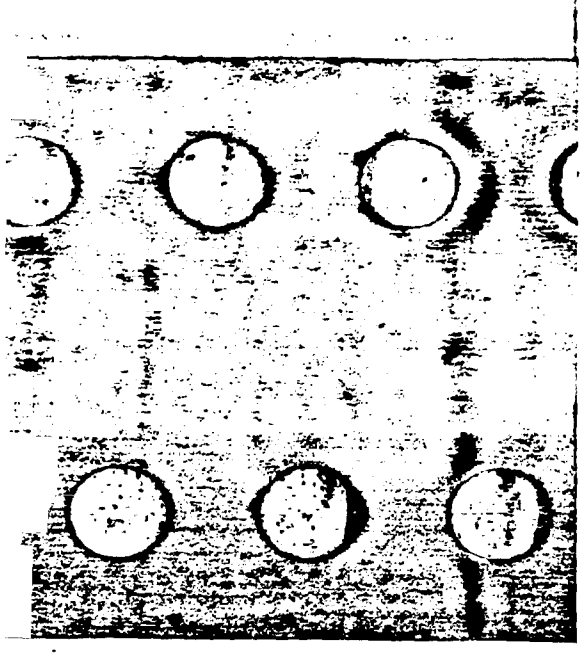
10. Cheatham Dam flowage easement as of record in Book 2291, page 295, said Register's Office.

11. Restrictions prohibiting the building or operation of a hotel or motel on the property described herein as set out in documents filed for record in Book 5225, page 112; and Book 5225, page 120; Restrictive Covenants recorded in Book 5242, page 389; Restrictive Covenants recorded in Book 4829, page 722, Declaration of Special Covenants and Restrictions of record in Book 5878, page 233; and Modification of Restrictive Covenants of record in Book 7012, page 61, Register's Office for Davidson County, Tennessee.

93 SEP 20 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9085 PAGE 986

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 2100000.00
CON TX 7770.00
PRFEE 1.00
WDEED 16.00
TOTAL 7787.00
CHECK 7787.00
09/20/93 01 15:21 0001 7422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64825
IDENTIF. & REFERENCE

93 SEP 20 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699829