THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CORNERS ASSOCIATES, L.P.
545 Mainstream Drive
Nashville, Tennessee 37228

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 70-10, PARCEL 14

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

AFFIANT

Subscribed and sworn to me, this the 23d day of December, 1993.

Notary Public
My commission expires: March 23, 1996

00422 $685.00 93 DEC 23 PM 11:20

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, HARTFORD LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, hereinafter referred to as GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto the said CORNERS ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This conveyance is subject to the exceptions as set forth in Exhibit "B" attached hereto and incorporated herein by reference.

This is improved property known as THE CORNERS, 621 Mainstream Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said

land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS the hand and seal of the corporation's duly authorized official on this the 21st day of December, 1993.

HARTFORD LIFE INSURANCE COMPANY,
a Connecticut corporation

by: _____ TITLE Vice President

Les R. Tager Secretary

STATE OF Connecticut :

COUNTY OF Hartford :

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared Kevin A. North / Les R. Tager, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself/herself to be vice president / secretary of HARTFORD LIFE INSURANCE COMPANY, the within named bargainor, a Connecticut corporation, and that he/she as such vice president / secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as such vice president / secretary.

WITNESS my hand and official seal, at office, in Hartford, Connecticut, this the 21st day of December, 1993.

_____
Notary Public

My commission expires: _____

MY COMMISSION EXPIRES APR. 30, 1996

EXHIBIT 'A'

BEING known and designated as Lot 2, Tract 37M as shown on a plat entitled "Section 20, Resubdivision of Part of Section 17, Tract 37M, MetroCenter", and recorded among the Land Records of Davidson County, Tennessee, in Plat Book 6200, page 231. Containing 7.175 acres, more or less.

Being the same property conveyed to HARTFORD LIFE INSURANCE COMPANY by Special Warranty Deed from The Corners Building, Inc., a Delaware corporation, of record in Book 6542, page 965, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Restrictive covenants of record in Book 4839, page 722, said Register's Office.

3. Declaration of Special Covenants and Restrictions of record in Book 6042, page 554, said Register's Office.

4. Declaration of Reciprocal Rights and Easements of record in Book 6542, page 960, said Register's Office.

5. Declaration of Special Covenants and Restrictions of record in Book 6542, page 967, said Register's Office.

6. Amendments to Declaration of Reciprocal Rights and Easements of record in Book 6985, page 85, said Register's Office.

7. The Plat of Section 20, Resubdivision of Part of Section 17, Metro Center Tract 37M, of record in Plat Book 6200, page 231, said Register's Office, which states:

   (a) 40-foot minimum building setback line from Mainstream Drive;
   (b) 25-foot private joint driveway easement with Lot 1;
   (c) 10-foot X 15-foot NES utility easement;
   (d) 20-foot NES utility easement;
   (e) 15-foot colonial pipeline easement;
   (f) "Cheatham" Flowage easement.

8031 12/23 0101 03CHECK 2547.50

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

RECEIVED OF _____

FOR _____

BOOK 9198 PAGE 387

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 685000.00
				CON TX 253.40
				ERR CO
				CON TX 253.40-
				CON TX 2534.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2547.50
				CHECK 2547.50
			12/23/93 01	11:21 0001 8031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00422
IDENTIF. & REFERENCE

93 DEC 23 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.737990