91329

IDENTIF. # REFERENCE

BOOK 9466 PAGE 106

This Instrument Prepared By:

BRIGGS AND MORGAN
2200 FIRST NATIONAL BANK BUILDING
ST. PAUL, MN 55101
(612) 223-6600

94 SEP 15 PM 3:06

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Rivergate Executive Park, L.L.C. 312 Bluebird Drive Goodlettsville, TN 37072 Attn: Charles B. Hellman, Jr.	Rivergate Executive Park, L.L.C. 312 Bluebird Drive Goodlettsville, TN 37022 Attn: Charles B. Hellman, Jr.	Map 34-2 Parcels 10, 104

The Grantor, NORTHWESTERN NATIONAL LIFE INSURANCE COMPANY, a Minnesota corporation ("Grantor"), with its principal place of business at c/o Washington Square Capital, Inc., 100 Washington Square, Suite 800, P.O. Box 9402 (55440), Minneapolis, Minnesota 55401-2147, for and in consideration of the sum of Ten Dollars and other valuable consideration, to it in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto Rivergate Executive Park, L.L.C., a Tennessee limited liability company, and its heirs and assigns, hereinafter called Grantee, forever the certain tract of lands situated in and being in the City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid land with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, his heirs and assigns, forever, subject however to the exceptions listed on Exhibit B attached hereto and made a part hereof.

Grantor covenants and binds itself and its successors and assigns to warrant specially and deferred forever the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, Northwestern National Life Insurance Company, a Minnesota corporation, has caused this deed to be duly executed on its behalf this 14th day of September, 1994.

NORTHWESTERN NATIONAL LIFE INSURANCE COMPANY, a Minnesota corporation

By Steven J. Wishart
Its Sr. Vice Pres.

ATTEST:

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,375,000.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 1994.

Notary Public

My Commission Expires:
9/6/95

272811.1

STATE OF MINNESOTA)
) SS:
COUNTY OF Hennepin)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steven W. Wishart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sr. Vice President of Northwestern National Life Insurance Company, the within named Grantor, a corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS MY HAND, and office, this 13th day of September, 1994.

Sharon Y. Olson
Notary Public

My Commission Expires:

9/4/97

SHARON Y. OLSON
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Sept. 4, 1997

272811.1

EXHIBIT A
TO
LIMITED WARRANTY DEED

LEGAL DESCRIPTION

(Description of Premises)

Being a certain parcel of land located within the city limits of Goodlettsville, Davidson County, Tennessee; also being further described as Lots #1 & #2 of "RIVERGATE EXECUTIVE PARK" as recorded in Book 7900, Page 138, Register's Office for Davidson County, Tennessee (RODC, Tn); more particularly described according to a survey dated November 30, 1984 (last updated June 27, 1992), prepared by C. Michael Moran (PLS 97), 640 Tobylynn Court, Nashville, TN 37211-5927, as follows:

Beginning at an iron rod located at the back of a concrete sidewalk which is the westerly margin to Two Mile Pike; said iron rod being located approximately 122 feet northwesterly along the said margin of Two Mile Pike from the northerly margin of Glancy Street; said iron rod also being the most northwest corner of Lot #1 to the "ALLSTATE REALTY SUBDIVISION" as recorded in Book 4600, Page 105, RODC, Tn (current location of a Steak & Ale Restaurant);

Thence, leaving the said margin of Two Mile Pike and along the westerly boundary line of said Lot #1 of Allstate Realty Subdivision S 67°01'54" W - 324.03 feet to an iron rod;

Thence S 27°46'47" E - 171.47 feet to an iron rod situated in the aforementioned northerly margin of Glancy street; said iron rod being located approximately 288 feet southwestwardly along the said margin of Glancy Street from the aforementioned westerly margin of Two Mile Pike;

Thence, along the said margin of Glancy Street S 62°13'40" W - 359.14 feet to an iron rod; said iron rod being the most northeast corner of "ECHO MEADOWS" as recorded in Book 2331, Page 64, RODC, Tn;

Thence, leaving the said margin of Glancy Street and along the boundary line of "ECHO MEADOWS" n 23°23'56" W - 255.50 feet to an old concrete monument;

Thence, N 47°30'44" E - 443.29 feet to a concrete monument;

Thence N 66°54'58" E - 251.62 feet to an iron rod located at the back of the aforementioned sidewalk (westerly margin of Two Mile Pike);

Thence, with the said margin of Two Mile Pike S 22°58'24" E - 203.17 feet to the POINT OF BEGINNING.

Being the same property conveyed to Grantor by deed of record in Book 9267, page 52, Register's Office of Davidson County.

EXHIBIT B
TO
LIMITED WARRANTY DEED

(Permitted Encumbrances)

1. Real estate taxes and installments of special assessments which are not currently due and payable.

2. Building and zoning laws, ordinances, state and federal regulations.

3. Restrictions relating to use or improvement of the property without effective forfeiture provisions.

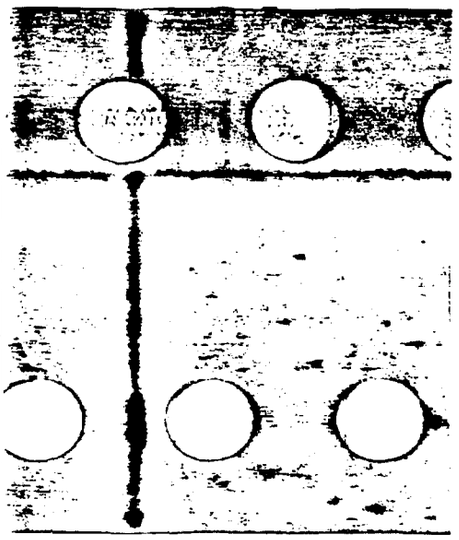
4. Reservation of any mineral rights by the State of Tennessee.

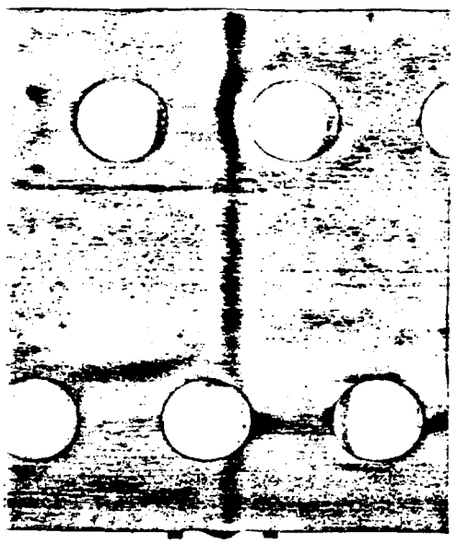
5. Utility and drainage easements which do not interfere with existing improvements.

6. Matters shown on the Plan of record in Book 7900, Page 138, Register's Office for Davidson County, Tennessee.

7. The rights of tenants pursuant to existing unrecorded leases.

9903 09/15 01:01 CHECK 5108.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9466 PAGE 111

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
1375000.00
CON TX 5087.50
PRFEE 1.00
WDEED 20.00
TOTAL 5108.50
CHECK 5108.50
09/15/94 01 15:04 0001 3900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91329
IDENTIF. ↑ REFERENCE

94 SEP 15 PM 3:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835226