BOOK 9592PG145

Special Warranty Deed

This Instrument Was Prepared By:

Christopher Vrana
AT&T Corp.
222 Mt. Airy Road
Basking Ridge, NJ 07920

After Recording, Return To:

Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Third National Financial Center
424 Church Street, Suite 1900
Nashville, TN 37219-2387

Tax Parcel No. 106-9-6
Send Tax Bills to: (New Owner)

195, LLC
3100 West End Avenue
Suite 110
Nashville, TN 37203

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $3,500,000.00.

AFFIANT:

Subscribed and Sworn to before me this 9 day of February, 1995.

Deborah A. Hughes
Notary Public

PICK-UP

95 FEB -9 PM 1:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

33046
IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million Five Hundred Thousand and 00/100 Dollars ($3,500,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AT&T CORP. (formerly known as American Telephone and Telegraph Company), a New York corporation, successor by merger to AT&T Technologies, Inc. (formerly Western Electric Company, Incorporated) having its principal office at 295 North Maple Avenue, Basking Ridge, New Jersey 07920 ("Grantor"), hereby grants, bargains, sells conveys and specially warrants to 195, LLC, a Tennessee Limited Liability

Company , having an office at 3100 West End Avenue, Suite 110, Nashville, Tennessee 37203 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property located in Davidson County, Tennessee to-wit (the "Property"):

See Exhibit A attached hereto and made a part hereof consisting of three (3) pages.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. Grantor warrants that it owns the Property and has full right, power and authority to convey the Property to Grantee. Grantor warrants and will forever defend the interest herein conveyed to Grantee and to its successors and assigns only against any person or persons whomsoever lawfully claiming any interest therein by, through or under Grantor, American Telephone and Telegraph Company, AT&T Technologies, Inc., Western Electric Company, Incorporated and no others.

The persons executing this Deed on behalf of Grantor represent under oath that they are fully empowered pursuant to Grantor's By-Laws, resolutions of Grantor's Board of Directors, Grantor's Schedule of Authorizations, and delegations to execute and deliver this Deed.

Grantor also hereby assigns to Grantee all of its right, title and interest in leases of all or any part of the Property.

AT&T CORP.
a New York corporation

WITNESS:

Christopher Vrana
Christopher Vrana

By: G A Decker
Gary A. Decker, Global
Real Estate Disposition
Vice President

DATED: February 7, 1995

BOOK 9592PG147

STATE OF NEW JERSEY

COUNTY OF SOMERSET

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary A. Decker, 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 Global Real Estate Disposition Vice President of AT&T CORP., the within named bargainor, a New York corporation, and that he as such Global Real Estate Disposition Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Global Real Estate Disposition Vice President.

WITNESS may hand the seal at the office this 7th day of February, 1995.

Lois L. Canavan
Notary Public

My Commission Expires:

LOIS L. CANAVAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 7, 1995

LOIS L. CANAVAN NOTARY PUBLIC NEW JERSEY

g:\cvrana\nashvill\deed 02/06/95

EXHIBIT A

BOOK 9592PG148

TRACT 1:

LAND lying in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod situated in the northerly margin of Polk Avenue and the easterly margin of Hackworth Street, said point being the southwest corner of the herein described tract;

THENCE, along said easterly margin of Hackworth Street, along a curve to the left having a central angle of 16° 00' 42", a radius of 2060.00 feet, a tangent of 289.73 feet, a length of 575.68 feet, and having a chord which bears North 36° 39' 38" West, a distance of 573.81 feet to an iron rod;

THENCE, North 44° 39' 57" West, a distance of 139.54 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 51° 20' 59", a radius of 182.94 feet, a tangent of 87.94 feet, a length of 163.95 feet, and having a chord which bears North 18° 59' 31" West, a distance of 158.52 feet to an iron rod;

THENCE, North 06° 41' 04" East, a distance of 285.07 feet to an iron rod;

THENCE, along a curve to the left, having a central angle of 24° 41' 20", a radius of 225.00 feet, a tangent of 49.24 feet, a length of 96.95 feet, and having a chord which bears North 05° 39' 27" West, a distance of 96.20 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 116° 09' 46", a radius of 25.00 feet, a tangent of 40.14 feet, a length of 50.69 feet, and having a chord which bears North 40° 05' 19" East, a distance of 42.44 feet to an iron rod situated in the southerly margin of Woodycrest Avenue;

THENCE, South 81° 49' 00" East, a distance of 131.45 feet to an iron rod;

THENCE, along a curve to the left, having a central angle of 02° 49' 46", a radius of 5,755.00 feet, a tangent of 142.13 feet, a length of 284.19 feet, and having a chord which bears South 83° 13' 52" East, a distance of 284.17 feet to an iron rod;

THENCE, South 84° 38'45" East, a distance of 378.49 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 88° 52' 03", a radius of

(Continued on next page)

100.00 feet, a tangent of 98.04 feet, a length of 155.10 feet, and having a chord which bears South 40° 12' 50" East, a distance of 140.02 feet to an iron rod situated in the westerly margin of Fesslers Lane;

THENCE, South 04° 13' 14" West, a distance of 199.61 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 02° 54' 31", a radius of 2,839.89 feet, a tangent of 72.10 feet, a length of 144.17 feet, and having a chord which bears South 05° 40' 22" West, a distance of 144.15 feet to an iron rod;

THENCE, South 07° 07' 57" West, a distance of 56.45 feet to an iron rod;

THENCE, along a curve to the left, having a central angle of 02° 50' 31", a radius of 2,889.90 feet, a tangent of 71.69 feet, a length of 143.35 feet, and having a chord which bears South 05° 42' 29" West, a distance of 143.33 feet to an iron rod;

THENCE, South 04° 17' 13" West, a distance of 95.66 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 62° 41' 08", a radius of 20.00 feet, a tangent of 12.18 feet, a length of 21.88 feet, and having a chord which bears South 35° 37' 01" West, a distance of 20.80 feet to an iron rod situated in the northerly margin of Polk Avenue;

THENCE, along a curve to the left, having a central angle of 26° 56' 03", a radius of 985.00 feet, a tangent of 235.88 feet, a length of 463.04 feet, and having a chord which bears South 53° 30' 13" West, a distance of 458.79 feet to the point of beginning and containing 16.59 acres of land, more or less.

BEING a portion of the same property conveyed to Western Electric Company, Inc., by Deeds of Record in Book 2544, page 525, Book 2135, page 216, Book 2134, page 95 and Book 2633, page 520, Register's Office for Davidson County, Tennessee.

TRACT 2:

EASEMENT of record in Book 2135, page 219, Register's Office for Davidson County, Tennessee, as follows:

CERTAIN land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 64, on the Plan of Mansfield, as of record in Plan Book 1, page 6, of the Chancery Court at Nashville, described according to a survey made by W. W. Turner Company, Engineers, January 21, 1953, as follows:

(Continued on next page)

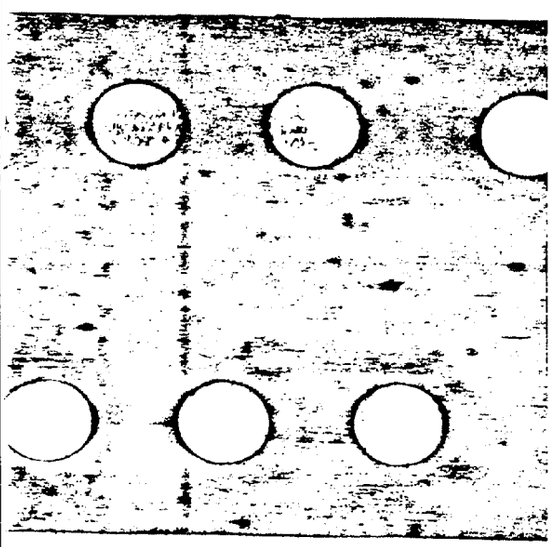
BEGINNING at a point on the northerly margin of Woodycrest Avenue, 97 feet westerly from the southwest corner of a part of said Lot No. 64 conveyed to Mrs. Flora M. Hagan by deed from James E. Covington, Clerk and Master, of record in Book 1562, page 539, Register's Office for Davidson County, Tennessee; thence North 3° 30' East 173 feet, more or less, to the southerly margin of the N. C. & St. L. Railroad (Lebanon Branch right-of-way); thence with the southerly margin of said right-of-way South 87° 45' West 10 feet; thence South 3° 30' West 172 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue, South 87° East 10 feet to the beginning.

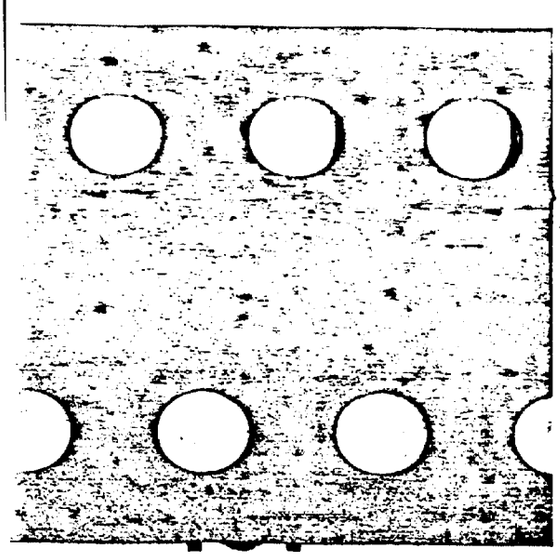
TRACT 3:

Easement of record in Book 2294, page 63, Register's Office for Davidson County, Tennessee, as follows:

AN easement twenty (20) feet in width, measured ten (10) feet on each side of the centerline of the industrial tract hereinafter described for the construction, maintenance and operation of an industrial tract on, over and across land acquired by the said property company from M. W. Brown and wife, and M. W. Brown, Jr., by deed dated May 26, 1951, recorded in Book 1975, page 380, Register's Office for Davidson County, Tennessee, beginning at a point in the said Western Electric Company, Inc.'s westerly boundary, 293 feet South of the northwesterly corner of said property extending in a westerly direction, a distance of 500 feet to the point at which said industrial tract connects with a spur track of The Nashville, Chattanooga & St. Louis Railway, know as the Brown Lead Tract.

0523 02/09 0101 03CHECK 12975.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9592 PG 151

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
3500000.00
CON TX 12950.00
PRFEE 1.00
WDEED 24.00
12975.00
CHECK 12975.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33046
IDENTIF. # REFERENCE

95 FEB -9 PM 1:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02/09/95 01 14:00 0001 0523

No. 880249