BOOK 9625 PG 812

5/B

This instrument prepared by:
JOHN H. LEWIS, ESQ.
MASSACHUSETTS MUTUAL LIFE
INSURANCE COMPANY
1500 Main Street
Suite 1400
Springfield, Massachusetts 01115

Address New Owner:	Send Tax Bills to:	Map/Parcel No.
Fifty Vantage Way, LLC 210 25th Avenue North Nashville, Tennessee 37203	-SAME-	070-16-0 013.00

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~DEKALB~~ Davidson

The actual consideration for this transfer is $ 1,085,000.00

AFFIANT

Subscribed and sworn to before me this 22nd day of March, 1995.

Notary Public

My Commission Expires SEPT. 26, 1998

My Commission Expires: _____

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation, hereinafter called "**GRANTOR**," has bargained and sold, and by these presents does transfer and convey unto **FIFTY VANTAGE WAY, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTEE**," its successors, heirs and assigns, the following described tract or parcel of land located in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

TO HAVE AND TO HOLD said tract or parcel of land together with the improvements thereon and the appurtenances thereto belonging unto said Grantee, its successors, heirs and assigns, forever. Grantor hereby covenants with Grantee that Grantor will defend the title to said land against the lawful claims of all persons claiming by, through or under Grantor, but none other.

WITNESS its hand this 21 day of March, 1995.

GRANTOR

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY

By: CORNERSTONE REAL ESTATE ADVISERS, INC., its agent

By: Nicholas P. Hannon
Its: Managing Director

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, Gayle D. Harbeke, a Notary Public in and for the county and state aforesaid, personally appeared Nicholas P. Hannon, with whom I am personally acquainted, and who upon oath acknowledged himself to be Managing Director of Cornerstone Real Estate Advisers, Inc., a Massachusetts corporation, authorized agent for Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, the within named Grantor, and that in such capacity, being authorized to do so, he executed the foregoing instrument for the purposes contained therein on behalf of said Grantor.

WITNESS my hand and seal this 21st day of March, 1995.

GAYLE D. HARBEKE NOTARY PUBLIC GWINNETT COUNTY

Gayle D. Harbeke
Notary Public

My Commission Expires: Notary Public, Gwinnett County, Georgia My Commission Expires June 2, 1996

EXHIBIT A

**LEGAL DESCRIPTION
OF THE
REAL PROPERTY**

The following described property in Nashville, Davidson County, Tennessee:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the west by French Landing Drive and on the south by Vantage Way, more particularly described as follows:

Beginning at a point in the northerly margin of Vantage Way, 454.74 feet from the easterly margin of French Landing Drive;

Thence, southwesterly with a curve to the right, having a central angle of 9° 27'07", a radius of 2158.00 feet and a distance of 356.00 feet to a point, the beginning of a curve to the right;

Thence, with said curve having a central angle of 113° 16'17", a radius of 65.00 feet and a distance of 128.50 feet to a point;

Thence, N 19° 40'46" E, 320.27 feet to a point, the beginning of a curve to the left;

Thence, with said curve, having a central angle of 3° 45'08", a radius of 1130.00 feet and a distance of 74.00 feet to a point;

Thence, leaving French Landing Drive, S 74° 04'22" E, 40.00 feet to a point;

Thence, N 86° 25' E, 214.73 feet to a point;

Thence, S 03° 35' E, 361.79 feet to a point;

Thence, S 13° 02'38" E, 50.00 feet to the point of beginning.

Being the same property conveyed to MetroCenter Properties, a Tennessee general partnership, by Deed of record in Book 5207, page 483, Register's Office, Davidson County, Tennessee.

Subject to:

1. Any unpaid Nashville and Davidson County real property taxes.

2. Covenants, conditions, restrictions, building lines, easements, and other matters shown on plan recorded in Book 4660, page 115, said Register's Office.

3. Right of way easement granted to South Central Bell Telephone Company, of record in Book 6426, page 855, in said Register's Office.

4. All building, zoning and environmental laws, ordinances and regulations, encroachments, restrictive covenants, mineral reservations, easements, utility rights of way, restrictions, and blighting ordinances.

5. The leases described in Exhibit B attached hereto and made a part hereof.

6. Such state of facts as may be shown by a current survey.

7. All other matters of record, provided, however, that the foregoing shall not serve to impose or re-impose same.

44530
IDENTIF. ↑ REFERENCE
95 MAR 23 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

DESCRIPTION OF LEASES

3131 03/23 0101 03CHECK 4035.50

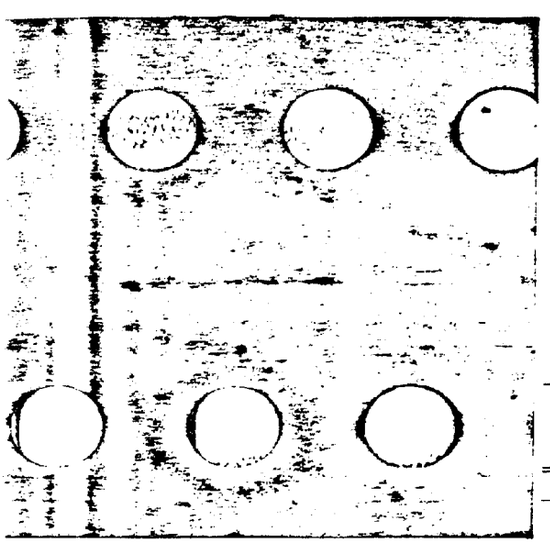
LEASES FOR ONE LeFLUER BUILDING

Metro Center, 50 Vantage Way, Nashville, TN 37228

1. Original Lease dated October 6, 1989 by and between Silvia Wenwieser as "Lessor" and the United States of America, called the "Government" as Lessee and a supplemental lease agreement dated August 27, 1993 by and between Massachusetts Mutual Life Insurance Company and "Lessor" and the Government as "Lessee".

2. Lease Agreement made and entered into September 1, 1993 between Massachusetts Mutual Life Insurance Company referred to "Landlord" and the Episcopal Diocese of Tennessee, Inc. referred to "Tenant".

3. A Lease Agreement made and entered into the 1st day of January 1992 by and between Sylvia Wenwieser ("Landlord") and Post Masters, Inc. ("Tenant").



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

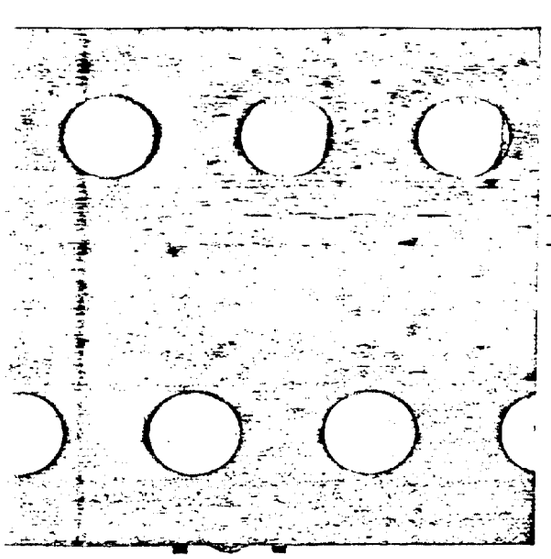
RECEIVED OF _____

FOR _____

BOOK 9625 PG 817

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 1085000.00
CON TX 4014.50
PRFEE 1.00
WDEED 20.00
TOTAL 4035.50
CHECK 4035.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/95 01 10:44 0001 3131

44530
IDENTIF. & REFERENCE

95 MAR 23 AM 10:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892697