Bk 47

This instrument prepared by:
Kevin M. Walsh, Esq.
MONY Real Estate Investment Management
5775-E Glenridge Drive, Suite 100
Atlanta, Georgia 30328

FRE-100234/ NASHVILLE HOUSE

BOOK 9728PG 50

SPECIAL WARRANTY DEED
(State of Tennessee)

THIS DEED, made and entered into this 10th day of July, 1995 by and between THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, party of the first part, and K & N OFFICE LIMITED PARTNERSHIP, a Tennessee limited partnership, party of the second part.

WITNESSETH: That for the consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being a parcel of land in the 8th Civil District of Nashville, Davidson County, Tennessee, bounded on the northeast by Great Circle Road, on the northwest by Vantage Way and on the southeast by Interstate Highway 265, being Lot No. 1 of MetroCenter of record in Book 4675, page 48, Register's Office for Davidson County, Tennessee, and Tract 2 A MetroCenter (Re-Subdivision of Block "E") of record in Book 5060, page 85, Register's Office for Davidson County, Tennessee, more particularly described together as follows:

Beginning at a point in the southwest margin of Great Circle Road, south 35° 12' 27" East, 50 feet from the intersection of the southwest margin of Great Circle Road with the southeast margin of Vantage Way; thence with the southwest margin of Great Circle Road, South 35° 12' 27" East, 615.86 feet to the northwest margin of Interstate Highway 265; thence with the north margin of I-265, the following: South 62° 54' West, 363.49 feet; South 58° 38' West, 202.08 feet; South 52° 41' West, 117.66 feet; South 56° 39' West, 17.75 feet; South 55° 54' 25" West, 86.86 feet; thence leaving I-265, North 40° 13' 56" West, 286.88 feet to a point; thence North 24° 42' 27" West, 165.00 feet to a point; thence North 11° 08' 39" West, 261.98 feet to a point in the southeast margin of Vantage Way; thence with the southeast margin of Vantage Way, North 67° 15' 47" East, 221.00 feet to a point, the beginning of a curve to the left; thence with a curve having a central angle of 12° 28' 14", radius of 1542.00 feet, 335.62 feet to a point; thence north 54° 47' 33" East, 73.11 feet to a point, the beginning of a curve to the right; thence with a curve having a central angle of 90°, radius of 50 feet, 78.54 feet to the point of beginning, and containing 11.57 acres, more or less.

BEING the same property conveyed to The Mutual Life Insurance Company of New York, by Deed of Record in Book 8252, page 440, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second party that it is lawfully seized in fee of the above-described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set forth on Exhibit "A" captioned "Permitted Encumbrances" attached hereto and made a part hereof and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if its refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

THE MUTUAL LIFE INSURANCE
COMPANY OF NEW YORK

KW By: Bruce C Fernald
Bruce C. Fernald
Vice President - Real Estate

ATTEST
Kevin M. Walsh
Kevin M. Walsh, Assistant Secretary

[CORPORATE SEAL]

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STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared BRUCE C. FERNALD, with whom I am personally acquainted, and who upon oath acknowledged himself to be the VICE PRESIDENT-REAL ESTATE of THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK the within named bargainor, a corporation, and that he as such VICE PRESIDENT-REAL ESTATE, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT-REAL ESTATE.

WITNESS my hand and Official Seal at office this 10th day of July, 1995.

Cindy A. Mayfield
Notary Public

My Commission expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires April 22, 1999

Tax Parcel No. 82-1-2

Property address:

One Vantage Way
Nashville, Tennessee 37228

Mail Tax Bills to:

K & N Office Limited Partnership
545 Mainstream Drive, Suite 101
Nashville, Tennessee 37228

State tax	$_____
Register's Fee	$_____
Recording Fee	$_____
Total	$_____

TG#

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,881,300.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

[illegible] o before me this 11 day of July, 1995.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:

My Commi[illegible]

September 26, 1998

FRE-100234 / Nashville House

EXHIBIT "A"

Permitted Encumbrances

1. 1995 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 82-1-2

2. Rights of tenants in possession under unrecorded lease(s).

3. Terms and Provisions of Lease of record in Book 8527, page 586.

4. Right-of-Way Easement of record in Book 3649, page 94 as modified in Book 4873, page 406.

5. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4840, page 783.

6. Easement(s) as set forth in instrument recorded in Book 4927, page 511.

7. Exclusive Covenant of record in Book 5225, page 120.

8. Restrictions as contained in Book 5242, page 389 and Book 5419, page 436, as modified by Book 5792, page 787.

9. Landscaping and Underground Easement of record in Book 5799, page 753.

10. All matters shown on Plat recorded in Book 4675, page 48 and Book 5060, page 85.

11. Survey Number 3554-95, dated 4/28/95, last revised 5/25/95, prepared by Barge, Waggoner, Sumner & Cannon, Inc., Surveyors, indicates the following:

    (a) The survey property lies within a 500 year flood hazard area.
    (b) 15' Storm Sewer as shown on said survey.

    ALL as more particularly shown on said survey.

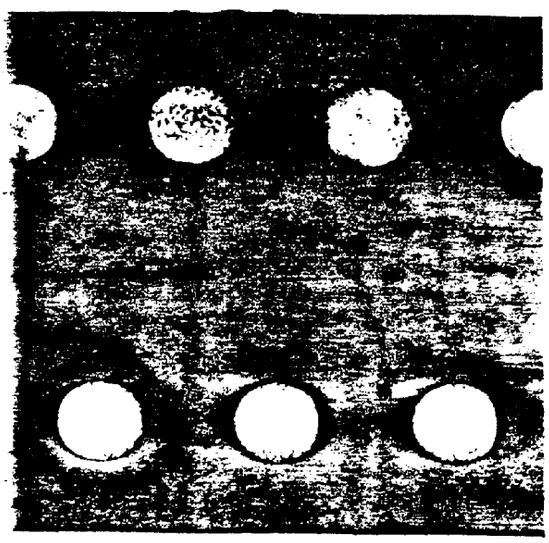
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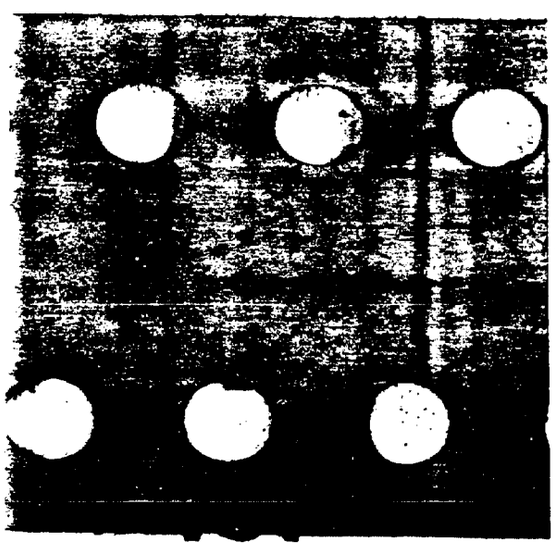
00078127

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

3078 37/11 0101 33CHECK 14381.81





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

RECEIVED OF _____

FOR _____

BOOK 9728 PG 55

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

DAMT
388300.00
CON TX 14360.81
PRFEE 1.00
WDEED 20.00
TOTAL 14381.81
CHECK 14381.31
07/11/95 01 15:52 0001 0078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00781127
IDENTIF. & REFERENCE

95 JUL 11 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.929203