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

RE-188 / THE TEN CENTER

BOOK 9728 PG 56

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 First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Mainstream Drive and on the South by the Metropolitan Board of Parks and being Tract 37H, Section Sixteen, MetroCenter, as of record in Book 5190, page 520, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Mainstream Drive, 1,392 feet, more or less, from a P.K. spike in the centerline of Great Circle Road;

THENCE, South 20° 33' East, 248.56 feet to a point;

THENCE, South 24° 53' West, 315.00 feet to a point;

THENCE, South 75° 53' West, 360.00 feet to a point;

THENCE, North 71° 14' 33" West, 265.54 feet to a point;

THENCE, North 41° 25' West, 220.91 feet to an iron pin in the southerly margin of Mainstream Drive;

THENCE, easterly with a curve to the right having a central angel of 01° 15' 14", a radius of 1,970.00 feet and a distance of 43.11 feet to a concrete monument;

THENCE, North 65° 52' 20" East, 824.91 feet to an iron pin, the point of beginning according to the survey of Barge, Waggoner, Sumner and Cannon of Tract 371 H of MetroCenter, Section 16, dated March 8, 1982.

BEING the same property conveyed to The Mutual Life Insurance Company of New York, by Deed of Record in Book 5864, page 205, 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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BOOK 9728 PG 58

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. Mac[illegible]
Notary Public

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

My Commission expires:

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

Tax Parcel No. 70-10-15

Property address:

566 Mainstream Drive
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 $ 2,144,600, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of July, 1995.

Notary Public

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires Sept 24, 1998

RE-188 / The Ten Center

EXHIBIT "A"

Permitted Encumbrances

1. 1995 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 70-10-15

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

3. Restrictions prohibiting building or operation of hotel or motel as set forth in Book 5225, page 112 and Book 5225, page 120.

4. Restrictions as contained in Book 4829, page 722, modified in Book 5792, page 787 and made applicable in Book 7012, page 62.

5. Restrictions as contained in Book 4784, page 659 and made applicable in Book 7012, page 62.

6. Restrictions as contained in Book 5762, page 799.

7. Restrictions shown on Plat recorded in Book 5190, page 520.

8. Easement(s) and Building setback(s) as shown on Plat recorded in Book 5190, page 520.

9. Survey Number 7129-19, dated 4/28/95, last revised 5/25/95, prepared by Barge, Waggoner, Sumner & Cannon, Inc., Surveyors, indicates the following:

   (a) Storm Drainage System as shown on said survey.
   (b) N.E.S. Transformer Pad in the northerly portion of the subject property.
   (c) Subject property lies within a 500 year floor hazard area.

   ALL as more particularly shown on said survey.

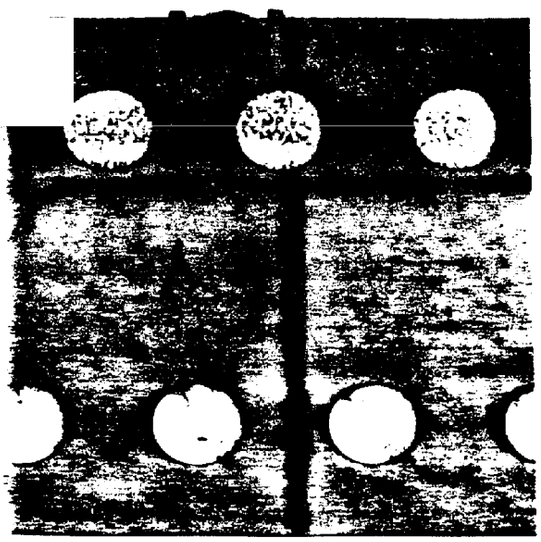
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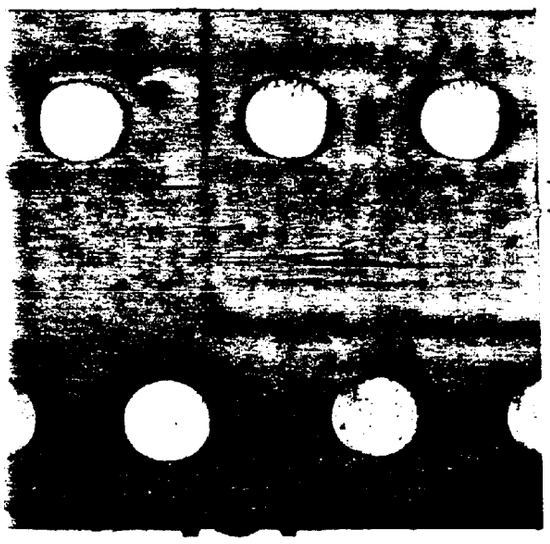
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95 JUL 11 PM 3:52

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0079 07/11 0201 03CHECK 7956.02





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

RECEIVED OF _____

FOR _____

BOOK 9728 PG 61

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
2144600.00
CON TX 7935.02
PRFEE 1.00
WDEED 20.00
TOTAL 7956.02
CHECK 7956.02
07/11/95 01 15:53 0001 0079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00781128
IDENTIFICATION REFERENCE

95 JUL 11 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929204