NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP 70-16
CMD REALTY INVESTMENT FUND, L.P., an Illinois limited partnership	same	PARCEL 14
Address: c/o CMD Corporation 227 West Monroe Street Suite 3900 Chicago, Illinois 60606	Address: c/o CMD Corporation 227 West Monroe St., Ste. 3900 Chicago, IL 60606 Attn: Accounting	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is Seven Million, Seventy-Five Thousand Dollars ($7,075,000.00).

AFFIANT

Subscribed and sworn to before me, this 14th day of August, 1995.

NOTARY PUBLIC

"OFFICIAL SEAL"
THERESA M. SHANNON
Notary Public, State of Illinois
My Commission Expires June 19, 1997

My commission Expires: 6-19-97

LIMITED WARRANTY DEED

THIS INDENTURE made this 11th day of August, 1995, between Metropolitan Life Insurance Company, a New York corporation, GRANTOR, and CMD REALTY INVESTMENT FUND, L.P., an Illinois limited partnership, GRANTEE.

W I T N E S S E T H

That Grantor, for and in consideration of the sum of One Hundred and NO/100ths DOLLARS ($100.00) and for other good and valuable consideration in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto GRANTEE, its successors, representatives and assigns, the premises described on Exhibit "A" attached hereto and by reference made a part hereof, together with all easements and other rights, interest and easements appurtenant thereto, including, without limitation, any interest of GRANTOR in all sidewalks, walkways, common areas, streets or public ways, water and mineral rights appurtenant to the premises, and all buildings, fixtures, parking structures and improvements located on the premises.

TO HAVE AND TO HOLD the said premises to the said GRANTEE, its successors, representatives and assigns, forever.

AND GRANTOR, for itself, its representatives, successors and assigns does hereby covenant with GRANTEE, its representatives, successors and assigns, that GRANTOR is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that GRANTOR will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by through or under GRANTOR only, subject to those matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed under seal this 11TH day of August, 1995.

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY,
a New York Corporation

By: _____
Its: ASSISTANT VICE PRESIDENT

STATE OF GEORGIA)
)
COUNTY OF DE KALB)

Before me Patricia A Monahan of the State and County aforesaid, personally appeared Wayne A. Hurley, 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 Assistant Vice President of Metropolitan Life Insurance Company, a New York corporation, the within named bargainor, and that he as such Assistant Vice President executed the within instrument for the purposes therein contained, by signing the name of the corporation and affixing the seal thereto.

Witness my hand, at office, this 11th day of August, 1995.

_____
NOTARY PUBLIC

My Commission Expires: February 18, 1997

THIS INSTRUMENT PREPARED BY:
Neal D. Dodell, Esq.
Metropolitan Life Insurance Company
303 Perimeter Center North, Suite 800
Atlanta, Georgia 30346

J:\doc\ND\CMD\ltd_warr.ded

2871 08/15 0101 03CHECK 26194.50

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

95 AUG 15 PM 2:50

IDENTIF. # REFERENCE

00089874

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the First (formerly Eighth) Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Vantage Way and located east of French Landing Drive, and known as Tract 6B Metrocenter of record in Book 5218, page 197, Register's Office for Davidson County, Tennessee, more particularly described according to survey of Barge, Waggoner, Sumner & Cannon, dated September 11, 1979, as follows:

BEGINNING at a point in the northerly margin of Vantage Way 454.74 feet east from the easterly margin of French Landing Drive; thence, N 13° 02' 38" W, 50.00 feet to a point; thence, N 83° 35' W, 361.79 feet to a point; thence, N 67° 15' 47" E, 380.75 feet to a point; thence, N 22° 44' 13" W, 355.63 feet to a point; thence N 83° 50' 39" E, 214.94 feet to a point; thence, S 22° 44' 13" E, 716.15 feet to a point in the northerly margin of Vantage Way; thence, along said Vantage Way, S 67° 15' 47" W, 350.53 feet to a point, the beginning of a curve to the right; thence, with said curve, having a central angle of 9° 41' 35", a radius of 2,158 ft., and a distance of 365.08 feet to the point of beginning, containing 7.83 acres, more or less.

Being the same property conveyed to Metropolitan Life Insurance Company by deed from Vantage Place Properties Associates, Ltd., a partnership, of record in Book 6546, page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as 44 Vantage Way, Nashville, Tennessee 37228.

LEGIBILITY OF WRITING ... WHEN RECEIVED
THIS DOCUMENT UNSATISFACTORY

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real estate taxes and assessments not yet due and payable.

2. Rights or claims of parties in possession as tenants only under unrecorded lease agreements.

3. All zoning and building law, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect the land conveyed herein or the use and improvement thereof.

4. Exceptions resulting from judgments against Purchaser or from acts done or suffered by Purchaser.

5. Restrictive Covenants of record in Book 4829, Page 722, Register's Office, Davidson County, Tennessee.

6. Restrictions of record in Book 5225, Page 112, Register's Office for Davidson County, Tennessee, and further restrictions set out in Book 5225, Page 120, Register's Office for Davidson County, Tennessee.

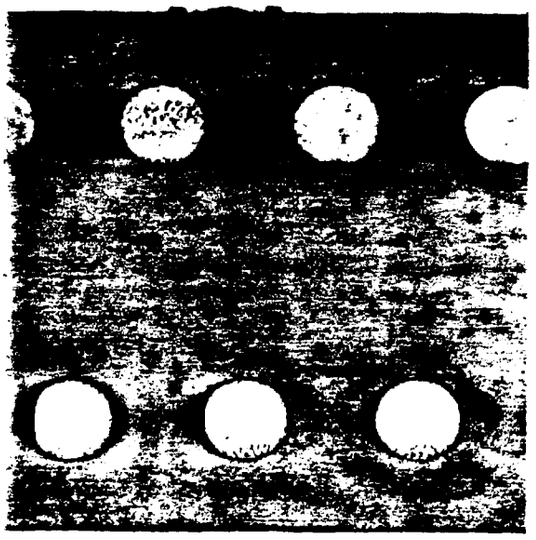
7. Declaration of Special Covenants and Restrictions by and between Vantage Place Properties Associates, Ltd. and Metrocenter Properties of record in Book 5815, page 96, Register's Office for Davidson County, Tennessee.

8. Easement for right-of-way from Vantage Place Properties Associates, Ltd., to South Central Bell Telephone Co., of record in Book 6353, Page 789, Register's office for Davidson County, Tennessee.

9. All matters set forth on the Plan of the Resubdivision of Part 8of Block "G" Metrocenter Tract 6B, of record in Book 5210, Page 197, Register's Office for Davidson County, Tennessee, which plan shows the following:

   a. A 50-foot minimum building setback line from Vantage Way;
   b. A 10-foot public utility easement along the west and a portion of the north lines; and
   c. A 15-foot public utility easement along a portion of the north and east lines.

10. The survey made by Barge, Waggoner, Sumner & Cannon, dated May 4, 1981, updated April 4, 1985, revised April 9, 1985, and September 30, 1993, shows a 10 foot x 38 foot telephone utility easement located from Vantage Way along the southerly boundary of premises.



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

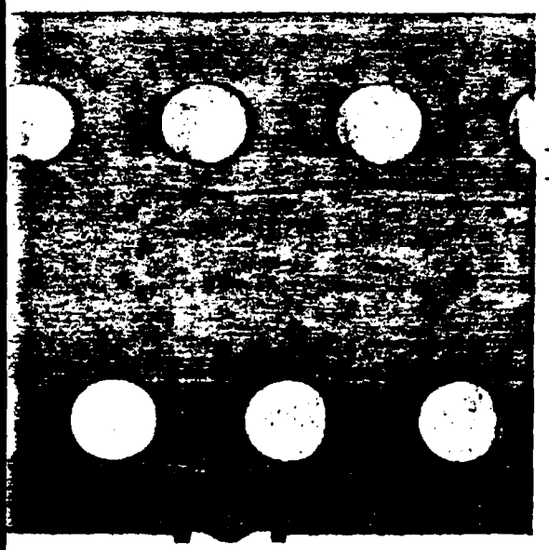
RECEIVED OF _____

FOR _____

BOOK 9763 PG 347

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
7075000.00
CON TX 26177.50
PRFEE 1.00
WDEED 16.00
TOTAL 26194.50
CHECK 26194.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 14:52 0001 2871

00089874
IDENTIF. ✦ REFERENCE

95 AUG 15 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941853