SPECIAL WARRANTY DEED

CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation (herein referred to as "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) in hand paid to Grantor by ROOT REAL ESTATE ONE L.P., LTD., a Delaware limited partnership (herein referred to as "Grantee"), whose mailing address is 525 Fentress Blvd., Daytona Beach, FL 32114, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain tract of real property located in Nashville, Davidson County, as more particularly described on Exhibit A attached hereto, incorporated herein and made a part hereof for all purposes, together with (a) all buildings and other improvements owned by Grantor affixed thereto and (b) all and singular any rights and appurtenances of Grantor pertaining thereto, including, without limitation, any right, title and interest of Grantor (but without warranty whether statutory, express or implied) in and to (i) any and all rights-of-way within, across, adjoining, adjacent, abutting or contiguous to said real property and/or any part thereof, (ii) any and all licenses, utilities, sewage treatment and/or water capacity or reservations, condemnation awards and/or awards made in lieu thereof and/or any damages related thereto, reservations, reversionary interests and remainders related to and/or arising out of said real property and/or any part thereof and (iii) each and every other right, privilege, hereditament and appurtenance in any way or manner incident and/or appertaining to said real property and/or any part thereof (said real property together with any and all of such related improvements, rights and appurtenances being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to (a) the matters herein stated, (b) any and all matters listed or described in Exhibit B labeled "Permitted Encumbrances" attached hereto and made a part hereof for all purposes, to the full extent same are valid and pertain to the Property, (c) any and all matters referenced or indicated on that certain survey prepared by Kevin A. Edmonson, dated August 11, 1995, and (d) any and all leases or licenses of space covering or affecting all or

any portion of the Property and the rights of tenants and licensees thereunder.

EXECUTED as of this 15th day of September, 1995.

GRANTOR:

CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation

By: CIGNA Investments, Inc.
a Delaware corporation,
its authorized signatory

By: _____
Its: Vice President

I swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $6,000,000 which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 15th day of September, 1995.

_____
Notary Public

My Commission Expires:
COMMISSIONER OF DEEDS
STATE OF CONNECTICUT
MY COMMISSION EXPIRES AUG. 25, 1997

BOOK 9800PG506

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, Nona A. Lees, a Notary Public in and for said State and County, Pamela S. Reck, with whom I am personally acquainted, and who under oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of CIGNA Investments, Inc., a Delaware corporation ("CIGNA"), authorized signatory of maker, CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation, and is authorized by CIGNA, CIGNA being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 1995.

Nona A. Lees
Notary Public

My Commission Expires:

COMMISSIONER OF DEEDS
STATE OF CONNECTICUT
MY COMMISSION EXPIRES AUG. 25, 1997

This instrument prepared by:

W. Rowlett Scott
Armstrong Allen Prewitt
Gentry Johnston & Holmes
80 Monroe Avenue
Suite 700
Memphis, TN 38103

Return to:

C. Mark Carver, Esq.
Farris, Warfield & Kanady
Third National Financial Center
424 Church Street, Suite 1900
Nashville, TN 37219-2387

Property address: 5000-5010 Linbar
Nashville, TN

Name and address of person
or entity responsible for
payment of real property taxes:

Root Real Estate One L.P., Ltd.
P. O. Box 2860
525 Fentress Blvd.
Daytona Beach, FL 32120-2860

Name and address of new
owner of property:

Root Real Estate One L.P., Ltd.
P. O. Box 2860
525 Fentress Blvd.
Daytona Beach, FL 32120-2860

Tax Parcel I.D. Number: 134-0-189

Surveyor:

Kevin A. Edmonson
Two Bentwood Commons, Suite 222
750 Old Hickory Blvd.
Brentwood, TN 37027
Tenn. License No. 1515

k:\wrs\document\conngenl\rootreal.Dee\cpm

EXHIBIT A

Real Property Description

Land being in the First Civil District of Nashville, Davidson County, Tennessee and being located at the northeasterly corner of Wallace Road and Linbar Drive; being a portion of the property conveyed to Crow-Cleveland L.P. in Deed Book 6830 - Page 984 Register's Office, Davidson County, and known as Lot 1 on the "Re-subdivision of the Linbar Business Park" of record in Plat Book 7900, Page 178, Register's Office Davidson County, and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the north R.O.W. line of Linbar Drive (80' R.O.W.), and the east R.O.W. line of Wallace Road (50' R.O.W.);

Thence, with said R.O.W. line of Wallace Road N 00° 11' 11" W - 326.89' to an iron pin (new);

Thence, continuing with R.O.W. line, N 3° 39' 18" E - 105.88' to an iron pin (old) at the southwest corner of John T. Allen (D.B.5634-Pg. 977);

Thence, leaving said Wallace Road R.O.W. line with Allen property. S 87° 07' 22" E - 252.59' to an iron pin (old) disturbed;

Thence, with said Allen property line N 59° 45' 25" E - 64.20' to a concrete monument (old);

Thence, continuing with said Allen property line N 2° 45' 33" E - 118.43' to an iron pin (new) in the south line of HEW Corporation (D.B. 5121-Pg. 948);

Thence, leaving Allen with HEW line, S 86° 39' 27" E - 156.09' to an iron pin (new);

Thence, continuing with said HEW property line N 48° 35' 55" E - 280.97' to an iron pin (new) at the southeast corner of HEW tract, this also being in the west right-of-way line of Interstate I-24;

Thence, with said Interstate I-24 right-of-way line and leaving HEW tract, S 30° 15' 02" E - 694.92' to an iron pin (new) at the northeast corner of Ritzen Group Venture Partners IV, L.P. (D.B.8015-Pg. 64);

Thence, leaving Interstate I-24 right-of-way with line of Ritzen Group for the next 2 calls:

S 59° 37′ 47" W - 227.36′ to an iron pin (new);
N 30° 13′ 51" W - 23.00′ to an iron pin (new)

in the East line of the Cook's Pest Control, Inc. property (D.B. - 8144, Pg. 156) in the aforementioned "Re-subdivision of the Linbar Business Center";

Thence, leaving Ritzen tract with Cook's Pest Control, Inc. for the next 5 calls:

N 30° 13′ 51" W - 20.00′ to an iron pin (new);
S 59° 46′ 12" W - 344.94′ to an iron pin (new);
N 30° 14′ 05" W - 22.00′ to an iron pin (new);
S 59° 46′ 12" W - 353.99′ to an iron pin (new);
S 50° 24′ 32" W - 51.16′ to an iron pin (new) in the R.O.W. line of Linbar Drive;

Thence, leaving Cook's Pest Control, Inc. along said Linbar Drive R.O.W. line with a curve to the right having a delta of 12° 03′ 58", a radius of 309.61′, an arc length of 65.20′, a chord bearing of N 33° 33′ 29" W, and a chord distance of 65.08′ to a concrete monument (old);

Thence, continuing with said Linbar Drive R.O.W. line N 27° 47′ 20" W - 273.71′ to the point of beginning.

TOGETHER with: easements for ingress, egress, and parking as set forth in Book 8144, page 139, Register's Office for Davidson County, Tennessee; and ingress and egress easement as set forth in Easement Agreement recorded in Book 7880, page 731, Register's Office for Davidson County, Tennessee, as amended by amendment recorded in Book 8174, page 243, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Grantor by Trustee's Deed recorded in Book 8434, Page 973, Register's Office, Davidson County, Tennessee.

6202 09/20 0101 03CHECK 22229.00

EXHIBIT B

BOOK 9800 PG 510

Permitted Encumbrances

1. 1995 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 134-0-189.

2. Any taxes arising under T.C.A. § 67-5-603, et seq. as a result of Grantee's construction of improvements on the property.

3. All matters shown on Plat recorded in Book 7900, Page 178, Register's Office, Davidson, County, Tennessee, more particularly described as follows:

   a. Flow of Sorghum Creek along easterly boundary.
   b. 30' Utility & Drainage easement along easterly boundary.
   c. 20' Sewer easement running through the easterly portion of Lot No. 1.
   d. Joint ingress, egress easement on southerly boundary.
   e. 15' Minimum building setback line along westerly boundary.
   f. Anchor easement along northwesterly boundary.
   g. Satellite dishes along north boundary.
   h. Power poles and lines along north boundary.
   i. Restrictive Covenants referenced in Owner's Certificate.

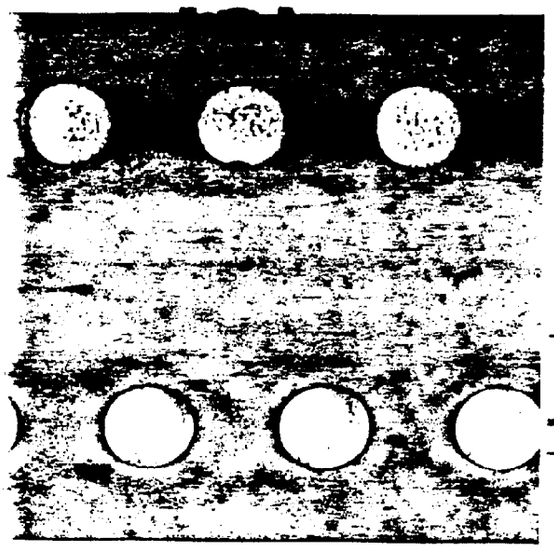
4. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title contained in Declaration of Easement and Covenants for Linbar Business Center, recorded in Book 8144, page 139, said Register's Office, said Easement being located as shown on the survey mentioned heretofore.

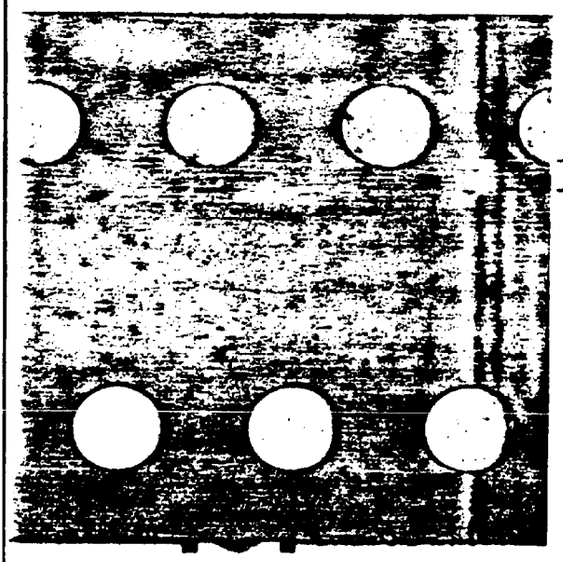
5. Easement to South Central Bell Telephone Company as set forth in instrument recorded in Book 7096, page 225, located as shown on said survey.

6. Rights of others in Ingress/Egress Easements recorded in Book 7880, page 731, as amended by Book 8174, page 243, said Register's Office.

0102221
IDENTIF. & REFERENCE
95 SEP 20 PM 2:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____

BOOK 9800 PG 511

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	6000000.00
			CON TX	22200.00
			PRFEE	1.00
			WDEED	28.00
			TOTAL	22229.00
			CHECK	22229.00
09/20/95	01		14:36 0001	6202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01022221
IDENTIF. # REFERENCE

95 SEP 20 PM 2:34
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 955037