Box 35
279998 KBH

BK/ 10175 PG 936

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
LC Tower, L.L.C., a Delaware limited liability company	same	MAP 93-6-1 Parcel 89
Address: 900 North Michigan Avenue Chicago, Illinois 60611	Address: same	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is Eight Million Dollars ($8,000,000.00).

AFFIANT KBH

Subscribed and sworn to before me, this 28th day of August, 1996.

NOTARY PUBLIC

3556 09/03 0101 03CHECK 29621.00

My commission Expires: February 18, 1997.

LIMITED WARRANTY DEED

THIS INDENTURE made this 30th day of August, 1996, between Metropolitan Life Insurance Company, a New York corporation, GRANTOR, and LC Tower, L.L.C., a Delaware limited liability company, GRANTEE.

WITNESSETH

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.

0220649
IDENTIF. & REFERENCE
96 SEP -3 PM 3:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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, subject only 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 28th day of August, 1996.

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY,
a New York Corporation

By: _____

Its: ASSIST. VICE PRESIDENT

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Before me Patricia A. Brooker of the State and County aforesaid, personally appeared Wayne A Hruza, 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 28th day of August, 1996.

_____
NOTARY PUBLIC

My Commission Expires: February 18, 1997.

THIS INSTRUMENT PREPARED BY:
Kathy B. Atkinson, Esq.
Metropolitan Life Insurance Company
303 Perimeter Center North, Suite 600
Atlanta, Georgia 30346

j:\DOCU&cutd_warr.dee

EXHIBIT "A"

TRACT I:

PARCEL 1: Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Church Street, and on the East by Fourth Avenue, North, and being part of Lot 66 of the Original Town of Nashville, not of record, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, and last revised November 21, 1985, as follows:

BEGINNING at a point at the intersection of Fourth Avenue, North and Church Street; thence, South 29 degrees 51 minutes east, 130.95 feet; thence, leaving Fourth Avenue, North, South 60 degrees 14 minutes west, 118.95 feet to Alley No. 66; thence, North 29 degrees 51 minutes west, 11.64 feet; thence, South 60 degrees 14 minutes west, 11.94 feet; thence, north 30 degrees 01 minute west, 119.13 feet to the southerly margin of Church Street; thence, with Church Street, North 60 degrees 09 minutes east, 131.24 feet to the point of beginning, containing 17,011 square feet or 0.391 acre, more or less.

PARCEL 2: A triangular portion of land being the northeasterly corner of Alley No. 66 on the Maps of the Metropolitan Government of Nashville and Davidson County, said portion of Alley No. 66 having been closed by Ordinance No. 84-443, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, and last revised November 21, 1985, as follows:

BEGINNING at a point in the southerly margin of Church Street, said point being South 60 degrees 09 minutes west, 131.24 feet from the westerly margin of Fourth Avenue, North; thence, South 30 degrees 01 minutes east, 119.13 feet to a point; thence, north 60 degrees 14 minutes east, 6.64 feet to the point of beginning; thence, North 60 degrees 14 minutes east, 5.30 feet to a point; thence, South 29 degrees 51 Minutes east, 9.24 feet to a point; thence, northwestwardly 7.46 feet, to the point of beginning, containing 13.896 square feet, more or less.

TRACT II:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Fourth Avenue, North, on the west by Alley No. 66, and on the south by Alley No. 54, and being part of Lot 66 of the Original Town of Nashville, not of record, more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, and last revised November 21, 1985, as follows:

CONTINUED ON ATTACHED SHEET

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

BEGINNING at a point in the westerly margin of Fourth Avenue, North, 130.95 feet from the southerly margin of Church Street; thence, with said street, South 29 degrees 51 minutes east, 102.31 feet to Alley No. 54; thence, with Alley No. 54, south 59 degrees 32 minutes west, 118.96 feet to Alley No. 66; thence, north 29 degrees 51 minutes west, 103.76 feet; thence north 60 degrees 14 minutes east, 118.95 feet to the point of beginning, containing 12,256 square feet or 0.281 acre, more or less.

Being a portion of the same property conveyed to Metropolitan Life Insurance Company by deed from Landmark Center Associates, Ltd., a Tennessee limited partnership, of record in Book 7589, page 811, Register's Office for Davidson County, Tennessee.

Together with Grantor's interest, if any, in Alley No. 66 adjacent to the property.

EXHIBIT "B"

Taxes for 1996: A lien, but not yet due and payable.

Memorandum of Lease between Landmark Center Associates, Ltd. (Landlord) and Qwest Microwave V, Inc. (Tenant) dated June 11, 1985, of record in Book 6802, page 172, Register's Office for Davidson County, Tennessee.

Memorandum of Lease between Landmark Center Associates, Ltd. (Landlord) and Qwest Microwave V, Inc. (Tenant) of record in Book 6802, page 175, Register's Office for Davidson County, Tennessee.

Easements for the construction, operation, repair and rebuilding of utilities contained in Bill No. 54-443, City of Nashville, dated January 9, 1955, not of record. (Affects Tracts I and II only)

Permanent easement to the City of Nashville for the construction and maintenance of a public street and highway, of record in Book 2651, page 35, Register's Office for Davidson County, Tennessee (Affects I and II only)

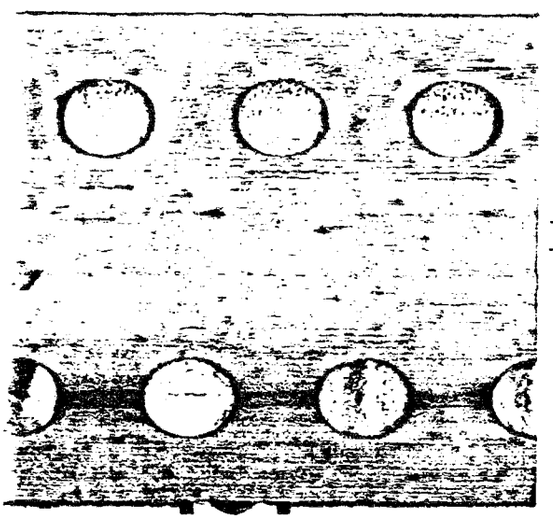
Novation Agreement between Landmark Center Associates, Ltd. and Metropolitan Life Insurance Co., dated December 27, 1988, of record in Book ~~2700~~ 7777, page 900, said Register's Office.

Novation Agreement between Landmark Center Associates, Ltd. and Metropolitan Life Insurance Co., dated December 27, 1988, of record in Book ~~2700~~ 7777, page 912, said Register's Office.

Lease by and between Metropolitan Life Insurance Company and the State of Tennessee, of record in Book 8532, page 272, as amended by instruments of record in Book 8919, page 679 and Book 9057, page 821, said Register's Office.

Memorandum of Lease by and between Metropolitan Life Insurance Company as Debtor and The Bank of Nashville, of record in Book 7970, page 464, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10175 PG 941

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 8000000.00
				CON TX 29600.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 29621.00
				CHECK 29621.00
09/03/96	01			15:25 0001 3556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220649
IDENTIF. # REFERENCE

96 SEP -3 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1026063