BOOK 10227 PG 324

(2)
49

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gateway Southeast Properties, Inc. 300 North Lake Avenue Suite 820 Pasadena, CAL 91101-4199	160-209	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JTT) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CONNECTICUT GENERAL LIFE INSURANCE COMPANY**, a Connecticut corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **GATEWAY SOUTHEAST PROPERTIES, INC.**, a California corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever, subject to the matters stated herein.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF CONNECTICUT
COUNTY OF HARTFORD

The actual consideration or value, whichever is greater, for this transfer is $18,895,000.00

Connecticut General Life Insurance Company
BY: CIGNA Investments, Inc.

Affiant Pamela S. Peck
Vice President

Subscribed and sworn to before me this 11th day of ~~September~~ October, 1996.

Linda L. Wencil
Notary Public
My Commission Expires: _____

L. WENCIL NOTARY PUBLIC CONNECTICUT

0374279.01
057591-001 10/11/96

LINDA L. WENCIL
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 1999

0236811
IDENTIFICATION REFERENCE

96 OCT 16 PM 4:08
REGISTER
DAVIDSON COUNTY, TN.
FEE $

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

0746 10/16 0101 03CHECK 69928.50

October IN WITNESS WHEREOF, the Grantor has executed this Deed ~~September,~~ as of this 16th day of 1996.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation
By: CIGNA Investments, Inc., authorized agent

By: Pamela S. Peck
Pamela S. Peck

Title: Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Before me, Linda L.Wencil the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Pamela S. Peck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Vice President of *, the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal, this the 11th day of October, 1996.

Linda L. Wencil
NOTARY PUBLIC

My Commission Expires: _____

LINDA L. WENCIL
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 1999

* CIGNA Investments, Inc., authorized agent of Connecticut General Life Insurance Company, a Connecticut corporation

0374279.01
057591-001 10/11/96

EXHIBIT A
[property description]

BOOK 10227 PG 326

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Brentwood Commons, as shown on plat of record in Plat Book 6900, page 328, as amended in Book 7604, page 644, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way line of Old Hickory Boulevard, (a 120 foot wide right-of-way) said iron pin being S 85° 58' 00" E, 544.20 feet, easterly of a concrete monument in the southeast corner of the property conveyed to Nashville Lodge No. 72 by deed of record in Book 4498, page 118, Register's Office for Davidson County, Tennessee, said point also being in the easterly right-of-way line of Brentwood Commons Way (a 70 foot wide right-of-way):

Thence , with said easterly right-of-way line of Brentwood Commons Way the following calls:

With a curve to the right 47.12 feet to an iron pin, said curve having a central angle of 90° 00' 00", a radius of 30.00 feet, a tangent of 30.00 feet and a chord of N 49° 02' 00" W, 42.43 feet;

N 04° 02' 00" E, 115.57 feet to an iron pin;

With a curve to the left 450.30 feet to an iron pin, said curve having a central angle of 60° 00' 00", a radius of 430.00 feet, a tangent of 248.20 feet and a chord of N 25° 58' 00" W, 430.00 feet;

Thence, leaving said easterly right-of-way line with the southerly and westerly line of Lot No. 3, as shown on the plat of Brentwood Commons, of record in Book 6900, page 328, Register's Office for Davidson County, Tennessee, the following calls:

N 34° 02' 00" E, 194.18 feet to an iron pin;
S 85° 58' 00" E, 726.36 feet to an iron pin;

With a curve to the right, 403.70 feet to a lead plug with a tack, said curve having a central angle of 90° 00' 00", a radius of 257.00 feet, a tangent of 257.00 feet and a chord of S 40° 58' 00" E, 363.45 feet;

S 04° 02' 00" W, 265.77 feet to an iron pin;
S 50° 49' 00" W, 142.77 feet to an iron pin;

With a curve to the left 73.49 feet to an iron pin, said curve having a central angle of 46° 47' 00", a radius of 90.00 feet, a tangent of 38.94 feet and a chord of S 27° 26' 00" W, 71.47 feet;

Thence, with the northerly right-of-way line of Old Hickory Boulevard, N 85° 58' 00" W, 703.02 feet to the point of beginning.

BEING the same property conveyed to Connecticut General Life Insurance Company, by Deed of Record in Book 8604, page 739, Register's Office for Davidson County, Tennessee.

EXHIBIT B
[permitted exceptions]

1. Real estate taxes for the current year which have been prorated between the parties.

2. Sanitary Sewer Line of recorded in Book 6137, page 901, said Register's office.

3. Water Mains of record in Book 6137, page 906, said Register's office.

4. Easement Agreement of record in Book 7263, page 323, said Register's office.

5. Restrictions as contained in Book 7263, page 315, said Register's office.

6. Easement of record in Book 7855, page, 131, said Register's Office.

7. Easement of record in Book 8167, page 251, said Register's office.

8. Sanitary Sewer Line or record in Book 8135, page 323, said Register's office.

9. Restrictions and Easements as contained in Declaration recorded in Book 7619, page 198, said Register's office.

10. Easement(s) of record in Book 4952, page 166 and in Book 4952, page 170, as amended by Ordinance filed in Book 7444, page 936, said Register's office.

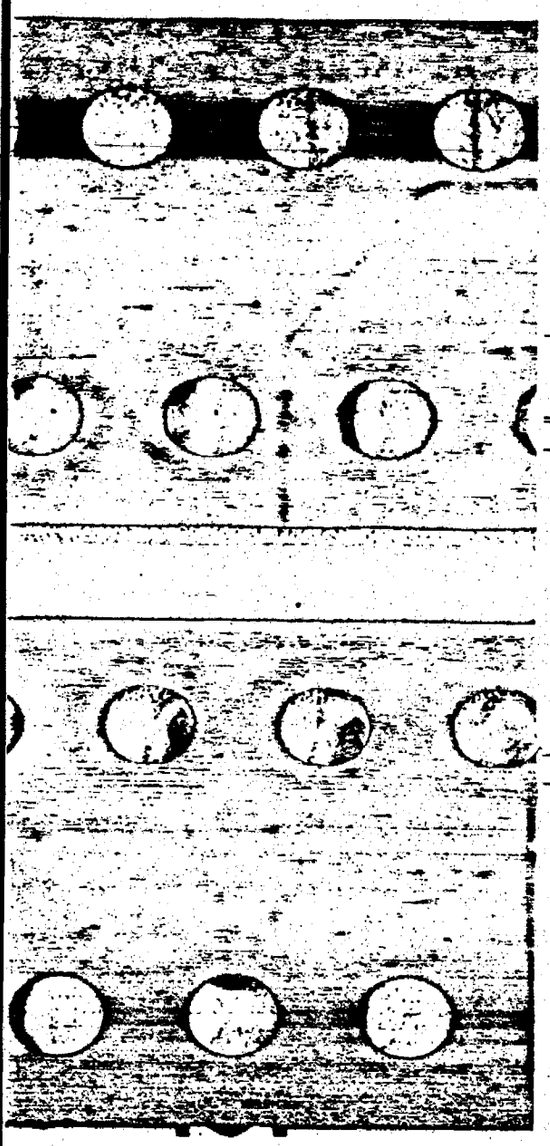
11. Storm Water Detention Agreement recorded in Book 6145, page 257, said Register's office, and Easement for Drainage Ditch recorded in book 8258, page 941, said Register's office.

12. Easement of record in Book 9843, page 986, said Register' office.

13. Any and all matters of record.

14. Any and all matters referenced or indicated on the certain survey prepared by William C. Cockrill, RLS number 1401, dated August 29, 1996, as revised October 11, 1996.

15. 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.



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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 328

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

Cons. amt 18,895,000.00

CON TX	69911.50
PRFEE	1.00
WDEED	16.00
TOTAL	69928.50
CHECK	69928.50

10/16/96 01 16:11 0001 0746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236811
IDENTIFICATION REFERENCE

96 OCT 16 PM 4:08

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

№ 1077781

No. [redacted]