961313

18260-/961313

New Owner's Address:
BGK Tennessee Office Associates,
Limited Partnership
330 Garfield Street
Santa Fe, New Mexico 87501

Send Tax Bills To:
SAME

Map Parcel No.
134-14-044

BOOK 10311 PG 454

This Instrument Prepared By: C. Elisia Frazier, Counsel for The Lincoln National Life Insurance Company, P.O. Box 1110, Fort Wayne, Indiana 46801

CTR No. 3135
(Perimeter Two)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of December, A.D., 1996, from LINCOLN NATIONAL REALTY CORPORATION, a corporation existing under the laws of the State of Indiana, having its principal office at 1300 South Clinton Street, P.O. Box 1110, Fort Wayne, Allen County, Indiana, 46801, Grantor, and BGK TENNESSEE OFFICE ASSOCIATES, LIMITED PARTNERSHIP, a New Mexico limited partnership, whose Post Office address is 330 Garfield Street, Santa Fe, New Mexico 87501, Grantee.

WITNESSETH, That Grantor, in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations, to it in hand paid by said Grantee, receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following described lot or parcel of land, lying and being in the County of Davidson, City of Nashville, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

Subject to any existing building and zoning laws or ordinances; any legal highways; any easements, restrictions and conditions of record; any easements or restrictions visible upon the ground; and any state of facts which an accurate survey would disclose.

Subject to taxes assessed for the year 1996, and all taxes thereafter and subject to all assessments, which taxes and assessments Grantee expressly assumes and agrees to pay.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim, or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described premises.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns, forever in fee simple.

AFTER RECORDING, RETURN TO:
Thomas E. Dixon, Attorney
FIRST AMERICAN TITLE
3875 Hixson Pike
Chattanooga, TN 37415

Grantor, for itself, and its successors, does warrant and covenant to the said Grantee, its successors and assigns, that it is lawfully seized and possessed of said property; that it has full power and authority to sell and convey same; and only against its own acts, that it has not done or suffered to be done, any act or thing whereby the said premises hereby granted are, or may be, incumbered or charged, except as herein recited; and that it will so warrant and defend to Grantee, its successors and assigns.

Purchaser acknowledges and agrees that the property is being purchased in its "as is-where is" condition with no representations or warranties, expressed or implied, as to the physical or operating condition or existence of any personal property, the physical or operating condition or existence of any of the property, the improvements on the property, condition of the roof, any past or existing vermin infestation, condition of plumbing or electrical service, the structural integrity of any improvements or buildings or the status of any leases with respect to the property, other than as stated in this Special Warranty Deed.

IN TESTIMONY WHEREOF, Grantor has caused these presents to be executed in its corporate name and its corporate seal to be hereunto affixed by its proper officers, thereunto duly authorized, the day and year first above written.

Witnesses:

Christine M. Konrath

Judith D. Gomez

LINCOLN NATIONAL REALTY CORPORATION

By: Steven R. Brody

Name: Steven R. Brody

Title: Vice President

Attest: Vickie Berkshire

Name: Vickie Berkshire

Title: Asst. Secretary

BOOK 10311 PG 456

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

On this 24th day of December, 1996, before me, A. Kay Schary, a duly qualified and acting Notary Public in and for said County and State, personally appeared Steven R. Brady, Vice President, and Vickie Berkshire, as Asst. Secretary, of Lincoln National Realty Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they subscribed the name of the corporation thereof to the within and foregoing instrument in their official capacities and that the seal thereto attached is the official seal of Lincoln National Realty Corporation and that said instrument was executed and said seal affixed by authority of the Board of Directors of said Company and that said instrument was executed as their free and voluntary act and deed, individually and officially, and as the free and voluntary act and deed of said corporation, for the uses, purposes, benefits, and consideration therein expressed.

WITNESS my hand and official seal at office in Fort Wayne, Indiana, the day and year last above written.

A. Kay Schary
Notary Public

My Commission Expires: 11/18/97
(SEAL)

STATE OF INDIANA)
COUNTY OF ALLEN)

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 $2,525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LINCOLN NATIONAL REALTY
CORPORATION

By: Steven R. Brady
Name: Steven R. Brady
Title: Vice President

Subscribed and sworn to before me this the 24th day of December, 1996.

A. Kay Schary
Notary Public

My Commission Expires:
11/18/97

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: Perimeter Two
Nashville, Tennessee

RETURN TO: BGK Tennessee Office Associates, Limited Partnership
330 Garfield Street
Santa Fe, New Mexico 87501
Attention: Samuel Konigsberg, Esq.

MT#:

STATE TAX: $9,342.50
REGISTER'S FEE: $_____
RECORDING FEE: $ 1.00
TOTAL: $_____

BOOK 10311 PG 458

EXHIBIT A

LEGAL DESCRIPTION:

Being a parcel of land in the First Civil District, Twenty-eighth Councilmanic District, Nashville, Davidson County, Tennessee, bounded on the north by Perimeter Hill Drive, on the west by South Perimeter Park Drive, and being Lot 1 as shown on the plan of First Revision, Section Three, South Perimeter Park, as of record in Plat Book 5190, Page 730, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the south right-of-way line of Perimeter Hill Drive, said point being the northeast corner of this parcel and the northwest corner of property conveyed to United Paperworkers International by deed of record in Book 5801, Page 61, R.O.D.C.;

THENCE, leaving said Perimeter Hill Drive, S 06° 00' 00" W, 284.38 feet to a point in the north line of Section Three, Luna Heights of record in Plat Book 2900, Page 138, R.O.D.C.;

THENCE, with said Luna Heights, N 83° 53' 21" W, 270.63 feet to a point;

THENCE, with said Luna Heights, S 62° 57' 00" W, 173.85 feet to a point in the easterly right-of-way line of Luna Drive;

THENCE, with said right-of-way, N 26° 34' 40" W, 109.62 feet to a point in the cul-de-sac of the easterly right-of-way of South Perimeter Park Drive;

THENCE, with said right-of-way along a curve to the left 86.89 feet to a point, said curve having a central angle of 99° 33' 54", a radius of 50.00 feet, a tangent of 59.13 feet and a chord of N 06° 26' 41" E 76.36 feet;

THENCE, with said right-of way along a curve to the right, 35.46 feet to a point, said curve having a central angle of 40° 38' 21", a radius of 50.00 feet, a tangent of 18.52 feet and a chord of N 23° 01' 06" W 34.73 feet;

THENCE, with said right-of-way along a curve to the right 145.33 feet to a point, said curve having a central angle of 16° 18' 05", a radius of 510.81 feet, a tangent of 73.16 feet and a chord of N 05° 27' 08" E 144.84 feet;

THENCE, along a curve return to the right 57.52 feet to a point in the southerly right-of-way line of Perimeter Hill Drive, said curve having a central angle of 82° 23' 50" a radius of 40.00 feet, a tangent of 35.02 feet and a chord of N 54° 48' 05" E 52.69 feet;

THENCE, along said southerly right-of-way line, S 84° 00' 00" E, 453.31 feet to the point of beginning.

The Grantor's source of interest in the property is a Quitclaim Deed, recorded in Book 8924, Page 330, in the Register's Office of Davidson County, Tennessee.

The Legal Description contained herein is the same as that in the Deed of Prior Title.

026175I

IDENTIFICATION REFERENCE

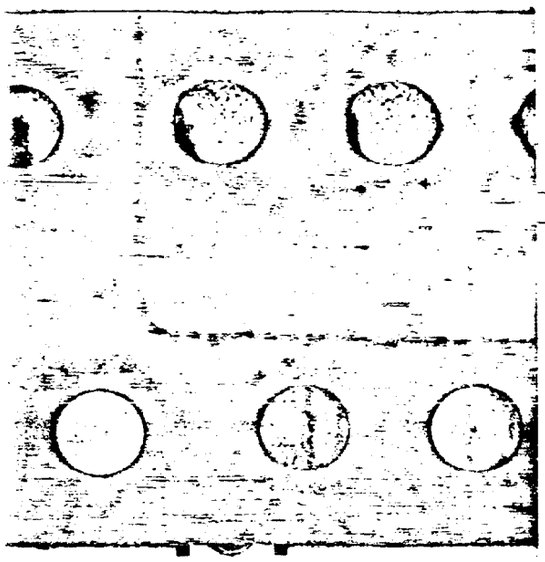
MAIL ENV.

97 JAN -6 AM 10:45

DAVIDSON COUNTY, TN.

2280 01/06 0101 03CHECK 9363-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 459

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	2525000.00
			CON TX	9342.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	9363.50
			CHECK	9363.50
01/06/97	01	10:46	0001	2280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261751 IDENTIF. & REFERENCE

97 JAN -6 AM 10:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1104822