File Box 35
(JBP) 283316

BOOK 10568 PG 219

LIMITED WARRANTY DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP 70-16 PARCEL 14
AMERICAN TRADING REAL ESTATE COMPANY, INC., a Maryland corporation	American Trading Real Estate Company, Inc.	
Address: Bleustein Building, 14th floor One North Charles Street P.O. Box 238 Baltimore, Maryland 21203	Address: Bleustein Building 14th floor One North Charles Street P.O. Box 238 Baltimore, Maryland 21203	

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made this 12th day of August, 1997, between CMD REALTY INVESTMENT FUND, L.P., an Illinois limited partnership, GRANTOR, and AMERICAN TRADING REAL ESTATE COMPANY, INC., a Maryland corporation, 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 (the "Premises"), together with all easements and other rights appurtenant thereto, including, without limitation, any interest of GRANTOR in all sidewalks, walkways, streets or public ways, and 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 with any and all hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said GRANTEE, its successors, representatives and assigns, forever.

AND GRANTOR, for itself, its representatives, successors and assigns does hereby forever warrant and defend title to the Premises 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.

97 AUG 13 PM 3:11
FELIX Z[illegible] REGISTER
DAVIDSON COUNTY, TN.

0337314
IDENTIF. ▸ REFERENCE

RBW.CMDD97.LIMITED WARRANTY DEED

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IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed under seal this 12th day of August, 1997.

GRANTOR:

CMD REALTY INVESTMENT FUND, L.P., an Illinois limited partnership

By: CMD REIM, Inc., an Illinois corporation, its sole general partner

By: _____
Its: Executive VP

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me Cynthia Wodarski of the State and County aforesaid, personally appeared Ronald Selig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Exec VP of CMD REIM, Inc., an Illinois corporation, and that he/she as such Exec VP 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 12th, day of August, 1997.

OFFICIAL SEAL
CYNTHIA A. WODARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-5-2000

_____
NOTARY PUBLIC

My Commission Expires: 10/5/2000

THIS INSTRUMENT PREPARED BY:

Robert B. Weil, Esq.
Barack Ferrazzano Kirschbaum Perlman & Nagelberg
333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

AFTER RECORDING, PLEASE RETURN TO:

Vincent M. Hock, Esq.
American Trading Real Estate Company, Inc.
Bleustein Building, 14th floor
One North Charles Street
P.O. Box 238
Baltimore, Maryland 21203

EXHIBIT A TO DEED

BOOK 10568 PG 221

LAND

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A of shown on the Plan of MetroCenter, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63 feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in the westerly line of Lot No. 5B as shown on the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet. Containing 341,006 square feet or 7.83 acres, more or less.

EXHIBIT B TO DEED

BOOK 10563 PG 222

PERMITTED EXCEPTIONS

1. Taxes for 1997: A lien, but not yet due and payable.

2. Lease by and between Metropolitan Life Insurance Company and Department of Safety, State of Tennessee, of record in Book 9479, page 220, said Register's Office.

3. Restrictive Covenants contained in instruments of record in Book 4829, page 722, Book 5225, page 112, and Book 5225, page 120, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national original.

4. The Plan of record in Book 5210, page 197, said Register's Office, shows an owner's certificate, a 10' public utility an drainage easement along the west lines and the southernmost north line; a 15' public utility and drainage easement along the east line and the northernmost north line; and a 50' minimum building setback line from Vantage Way.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 5815, page 96, Register's Office for Davidson County, Tennessee.

6. Easement granted to South Central Bell, of record in Book 6353, page 789, said Register's Office.

7. Rights of parties in possession under a lease..

BOOK 10568 PG 223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,850,000.00

Affiant

Subscribed and sworn to before me this 12TH day of August, 1997.

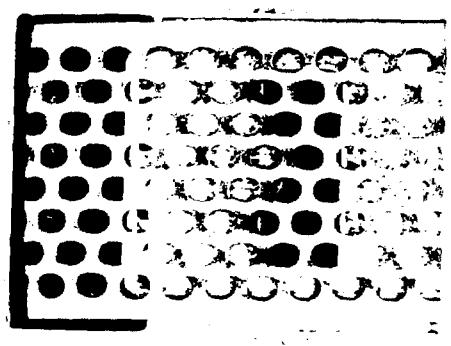
Notary Public

My Commission Expires: 10/5/2000

OFFICIAL SEAL
CYNTHIA A. WODARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-5-2000

RBW.CMDD97.TRANSFER TAX AFFIDAVIT

6579 08/13 0101 02CHECK 40156-40



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

RECEIVED OF _____

FOR _____

BOOK 10563 PG 224

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

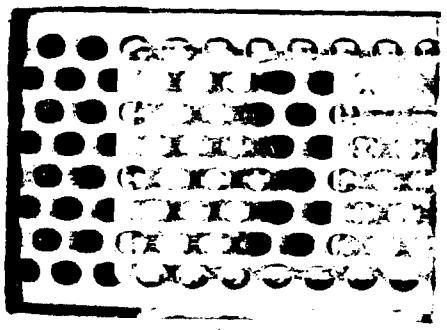
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 10,850,000.00

CON TX 40137.60
PRFEE 1.00
WDEED 20.00
TOTAL 40158.60
CHECK 40158.60

08/13/97 01 15:14 0001 6579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0337314
IDENTIF. & REFERENCE

97 AUG 13 PM 3:11

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

No. 1186148