BOOK 10805 PG 104

BOX 3 - 16

FOR RECORDING PURPOSES:

0403665

98 FEB 23 PM 2:22

Commonwealth

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration or value, whichever is greater, for this transaction is $5,400,000.00

Affiant

Subscribed and Sworn to before me, this the 18 day of February, 1998.

Notary Public

Commission Expires: March 18, 1999

This Instrument Was Prepared By Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Number:
Buckley Shuler Properties Inc. 4244 International Boulevard, Suite 134 Atlanta, GA 30354	Buckley Shuler Properties Inc. 4244 International Blvd., Suite 134 Atlanta, GA 30354	163-268

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MGI PROPERTIES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURLVEST ASSOCIATES, LIMITED PARTNERSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS HICKORY HOLLOW MALL, HICKORY HOLLOW LANE AND HICKORY HOLLOW PARKWAY, NASHVILLE, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors. Whenever used, the singular number shall include the plural, the plural the singular, an the use of any gender shall be applicable to all genders.

WITNESS, this 18th day of February, 1998.

MGI Properties

by:
Robert Ware
Executive Vice President

179384.

State of
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged bargainor(s), with whom I am presently acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

Commonwealth
State of Massachusetts
County of Suffolk

Personally appeared before me, Diane Soucy, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ware with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Executive Vice President of MGI Properties, a Massachusetts business trust, and that as such Robert Ware, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation. Witness my hand and official seal at office at One Winthrop Square, Boston, MA 02110, on the this the 18 day of February, 1998.

Commission Expires: March 18, 1999

Diane J. Soucy
Notary Public

State of
County of

Personally appeared before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on the this the _____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

6569 02/23 0101 03CHECK 19993.00

EXHIBIT A

PROPERTY DESCRIPTION

BEING the same property conveyed to Mortgage Growth Investors by Special Warranty Deed from Aetna Life Insurance Company, of record in Book 6958, Page 611, Register's Office for Davidson County, Tennessee, and being a parcel of land in the first Civil District of Nashville, Davidson County, Tennessee, being Lot No. K-3 as shown on that plat of Resubdivision of Lot K-3 Hickory Hollow Mall, Section Six of record in Plat Book 6200, Page 722, R.O.D.C., being located in the southeast quadrant of the intersection of Hickory Hollow Parkway and Hickory Hollow Lane and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Hickory Hollow Lane at the northeast corner of herein described Tract, said monument being the northwest corner of Section Fourteen, Hickory Hollow Mall of record in Plat Book 5190, Page 604, R.O.D.C.; THENCE, leaving said margin with the west line of Section Fourteen, Hickory Hollow Mall, S24 degrees 30'00"E, 105.15 feet to an iron pin: THENCE, S58 degrees 45'00"E, 354.97 feet to a point; THENCE, with the north line of Resubdivision of Lot Three, Bell Forge West of record in Plat Book 6250, Page 737, R.O.D.C., S25 degrees 10'00"W, 266.35 feet to a point; THENCE, with the line of Reserve Parcel L, First Revision, Section Thirteen, Hickory Hollow Mall of record in Plat Book 5200, Page 380, R.O.D.C. N83 degrees 33'42"W, 107.60 feet to a point; THENCE, S31 degrees 15'00"W, 286.00 feet to a point; THENCE, S49 degrees 53'54"W, 100.42 feet to an iron pin; THENCE, with Lot K-3A, Section Six, Hickory Hollow Mall of record in Plat Book 6200, Page 722, R.O.D.C., N58 degrees 45'00"W, 149.89 feet to a point; THENCE, S46 degrees 51'49"W, 126.44 feet to a point in the easterly margin of Hickory Hollow Parkway; THENCE, with said margin, N43 degrees 08'11"W, 315.29 feet to an iron pin; THENCE, with a curve concave to the east having a central angle of 90 degrees 00'00", a radius of 35.00 feet and a chord of N01 degrees 51'49"E, 49.50 feet for an arc length of 54.98 feet to a point in the southerly margin of Hickory Hollow Lane; THENCE, with Hickory Hollow Lane, N46 degrees 51'49"E, 90.81 feet to an iron pin set in concrete; THENCE, with a curve concave to the north having a central angle of 26 degrees 41'49", a radius of 330.00 feet and a chord of N33 degrees 30'54"E, 152.38 feet for an arc length of 153.76 feet to an iron pin set in concrete; THENCE, N20 degrees 10'00"E, 101.56 feet to a point; THENCE, with a curve concave to the south having a central angle of 45 degrees 20'00", a radius of 320.00 feet and a chord of N42 degrees 50'00"E, 246.63 feet for an arc length of 253.19 feet to a concrete monument; THENCE, N65 degrees 30'00"E, 197.35 feet to the point of beginning, containing 406,720 square feet or 9.34 acres, more or less.

The name Mortgage Growth Investors was changed to MGI Properties pursuant to Certificate of Fifth Amendment of Second Amended and Restated Declaration of Trust, of record in Book 9173, page 977, Register's Office for Davidson County, Tennessee.

(MS1694.DOC)

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

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

RECEIVED OF _____

FOR _____

BOOK 10805 PG 107

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
5400000.00
CON TX 19980.00
PRFEE 1.00
WDEED 12.00
TOTAL 19993.00
CHECK 19993.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403665
IDENTIFICATION REFERENCE
98 FEB 23 PM 2:22

No. 1257051