Box 38

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

[Corners]

BOOK 10872 PG 901

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Weeks Realty, L.P. c/o Weeks Corporation 1410 Donelson Pike, Suite A-5 Nashville, TN 37217	New Owner	70-10-14

98 APR -3 PM 4:14
FELIX Z. BRUSCO, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04216 99

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 considerations, the receipt of which is hereby acknowledged, CORNERS ASSOCIATES, L.P., a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to WEEKS REALTY, L.P., a Tennessee limited partnership, (the "Grantee"), its successors and assigns, land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 621 Mainstream Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, other than pursuant to the matters set forth on Exhibit B attached hereto, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 1998.

CORNERS ASSOCIATES, L.P.
By: Freeman Webb Investments, Inc.
Its General Partner

By: W H Freeman
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Freeman Webb Investments, Inc., the general partner of Corners Associates, L.P., the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of Freeman Webb Investments, Inc., the general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of April 1998.

Notary Public

My commission expires: 7/22/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

Subscribed and sworn to before me this 31st day of April, 1998.

Notary Public

My Commission Expires: 7/22/2000

139730

EXHIBIT A

BOOK 10872 PG 803

PROPERTY DESCRIPTION

Being a parcel of land in the First, formerly the Eighth, Civil District, Nashville, Davidson County, Tennessee, bounded on the north by the Cumberland River, on the south by Mainstream Drive, on the northwest of Great Circle Road and being Lot 2 of Tract 37M, Section 20, MetroCenter, of record in Book 6200, page 231, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Nashville, Tennessee, last revised February 16, 1998, bearing File No. 11469-41 prepared by William C. Watson, RLS No. 1487, as follows:

Beginning at a P.K. nail in the northerly right-of-way of Mainstream Drive, 2118 feet, more or less, from the centerline of Great Circle Road; thence, westerly with said Mainstream Drive, South 65° 52' 20" West 185.21 feet to a concrete monument; thence, southwesterly with a curve to the left having a central angle of 10° 12' 43", a radius of 2,030.00 feet and a distance of 361.81 feet to a concrete monument; thence, South 55° 39' 37" West, 73.25 feet to a concrete monument; thence, leaving said Drive, North 34° 20' 23" West, 458.91 feet to the low water line of the Cumberland River; thence, North 53° 59' East 281.74 feet; thence North 63° 08' East 407.40 feet; thence, North 65° 40' East 15.94 feet; thence, leaving the low water line, South 24° 07' 40" West 484.04 feet to the point of beginning, Containing 7.175 acres, more or less.

Being the same property conveyed to Corners Associates, L.P., a Tennessee Limited Partnership by deed from Hartford Life Insurance Company of record in Book 9198, page 384, Register's Office for Davidson County, Tennessee.

[Corners]

EXHIBIT B

1. 1998 real estate taxes which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 6200, page 231, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

4. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

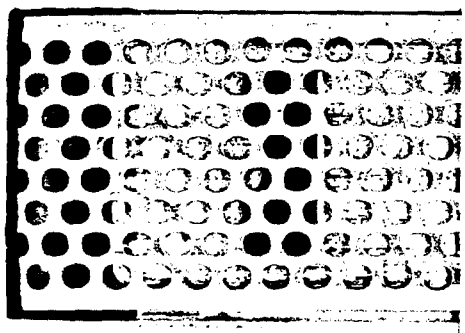
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

7. Restrictive Covenants contained in instrument of record in Book 4829, page 722, Book 5792, page 787, Book 6042, page 552, Book 6542, page 965 and Book 7012, page 61, Register's Office for Davidson County, Tennessee.

8. Declaration of Reciprocal Rights and Easements of record in Book 6542, page 960, as amended in Book 6985, page 85, Register's Office for Davidson County, Tennessee.

9. All matters shown on the plat of survey by William C. Watson, Tenn. RLS #1487, Barge, Waggoner, Sumner & Cannon, Nashville, Tennessee, dated April 1985, last revised February 16, 1998, File No. 11469-41.

5914 04/03 0101 03CHECK 10562.00



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

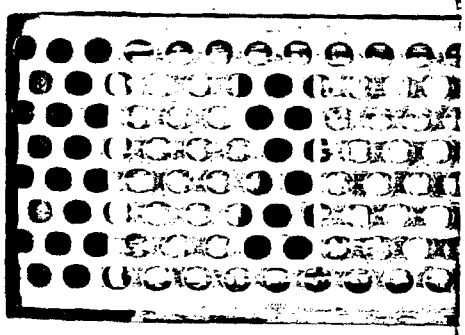
RECEIVED OF _____

FOR _____

BOOK 10872 PG 805

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421699
IDENTIF. ↑ REFERENCE

98 APR -3 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

				CAMT 2850000.00
				CON TX 10545.00
				~~FREES 1.00~~
				~~MFEE 16.00~~
				TOTAL 10562.00
				CHECK 10562.00
04/03/98	01	16:16	0001	5914

No. 1276162