Box 36

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

[Ten Center]

BOOK 10872 PG 806

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	70-10-15

98 APR -3 PM 4:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0421700
IDENTIF. & REFERENCE

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, K & N Office Limited Partnership, 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 566 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 4th day of April, 1998.

K & N OFFICE LIMITED PARTNERSHIP
By: Freeman Webb, 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 W. 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, Inc., the general partner of K & N Office Limited Partnership, 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, Inc., the general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd 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 $3,025,450.00.

Affiant

Subscribed and sworn to before me this 3rd day of April, 1998.

Notary Public

My Commission Expires: 7/22/2000

139736
STATE

EXHIBIT A
PROPERTY DESCRIPTION

BOOK 10872 PG 808

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District Davidson County, Tennessee bounded on the north by Mainstream Drive and on the south by the Metropolitan Board of Parks and being Tract 37H, Section Sixteen, MetroCenter, as of record in Book 5190, page 520, 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. 7129-19, prepared by William C. Watson, RLS No. 1487, as follows:

Beginning at an iron pin in the southerly right-of-way of Mainstream Drive, 1,392 feet, more or less, from the centerline of Great Circle Road; thence, South 20° 33' East 248.56 feet to a point; thence, South 24° 53' West 315.00 feet to a point; thence, South 75° 53' West 360.00 feet to a point; thence, North 71° 14' 33" West, 265.54 feet to a point; thence, North 41° 25' West 220.91 feet to an iron pin in the southerly right-of-way of Mainstream Drive; thence, easterly with a curve to the right 43.11 feet to a point, having a central angle of 01° 15' 14", a radius of 1,970.00 feet and tangent distance of 21.56 feet; thence, North 65° 52' 20" East 824.91 feet to an iron pin, the point of beginning, containing 6.92 acres, more or less.

Being the same property conveyed to K & N Office Limited Partnership, a Tennessee limited partnership by deeds from The Mutual Life Insurance Company of New York of record in Book 9728, page 56 and Book 9728, page 66, Register's Office for Davidson County, Tennessee.

[TenCenter]

EXHIBIT B

BOOK 10872 PG 809

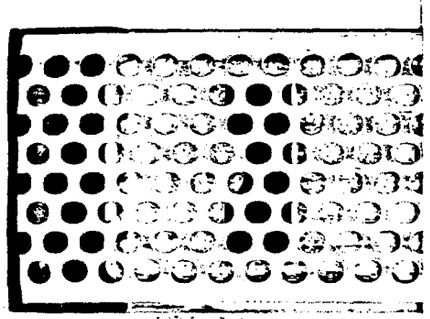
1. 1998 real estate taxes which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 5190, page 520, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4784, page 659, Book 4829, page 722, Book 5225, page 120, Book 5762, page 799, Book 5792, page 787, and Book 7012, page 62, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of survey by William C. Watson, Tenn. RLS #1487, Barge, Waggoner, Sumner & Cannon, Nashville, Tennessee, dated April 28, 1995, last revised February 16, 1998, File No. 7129.

5915 04/03 0101 03CHECK 11211.17



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

RECEIVED OF _____

FOR _____

BOOK 10872 PG 810

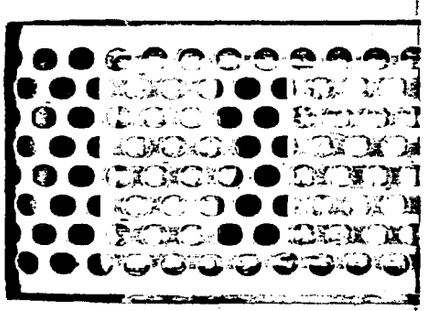
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3025450.00
CON TX 11194.17
PRFEE 1.00
MISC 16.00
TOTAL 11211.17
CHECK 11211.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/98 01 16:17 0001 5915



0421700
IDENTIF. & REFERENCE

98 APR -3 PM 4:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276163