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

0424072
IDENTIF. & REFERENCE

98 APR -9 PM 3:25

FELIX P. [illegible] REGISTER
DAVIDSON COUNTY, T.N.

[Riverview]

BOOK 10881 PG 532

2520 04/09 0101 03CHECK 20909-24

Address New Owner(s):
Weeks Realty, L.P.
c/o Weeks Corporation
1410 Donelson Pike, Suite A-5
Nashville, TN 37217

Send Tax Bills To:
New Owner

Map/Parcel No.
70-11-8

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, RIVERVIEW, 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 545 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.

RIVERVIEW, 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 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 Investments, Inc., the general partner of Riverview, 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 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 $5,646,550.00.

Affiant

Subscribed and sworn to before me
this 7th day of April, 1998.

Notary Public

My Commission Expires: 7/22/2000

138076

[Riverview]

EXHIBIT A
PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Mainstream Drive, being Lot Number 37L as shown on the plan of Section 17, Metrocenter, as of record in Book 5800, page 42, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Nashville, Tennessee, last revised February 16, 1998, bearing File No. 7129-49, prepared by William C. Watson, RLS No. 1487 as follows:

Beginning at a concrete monument in the northerly margin of Mainstream Drive, said concrete monument being westerly 767 feet, more or less, from the centerline of Great Circle Road, as measured along said northerly margin; thence with said northerly margin with a curve to the left 512.24 feet to a point, said curve having a central angle of 35° 21' 37", a radius of 830.00 feet, a tangent of 264.57 feet and a chord of South 83° 33' 08" West 504.15 feet; thence, continuing with said northerly margin South 65° 52' 20" West 200.00 feet to a concrete monument; thence, leaving said northerly margin with the easterly line of Lot Number 37M as shown on the aforementioned plan of Section 17, Metrocenter, North 20° 14' 40" West passing through a witness iron pin at 268.41 feet, a total distance of 460.24 feet to a point in the low waterline of the Cumberland River; thence, with said low waterline the following calls: North 69° 46' East 345.13 feet to a point; North 80° 20' 11" East 424.49 feet to a point; North 81° 12' East 224.35 feet to a point; thence, leaving said low waterline South 13° 10' West, passing through a witness iron pin at 131.42 feet, a total distance of 532.38 feet to the point of beginning, containing 8.91 acres more or less.

Being the same property conveyed to Riverview, L.P. by deed of record in Book 9085, page 982, Register's Office for Davidson County, Tennessee.

[Riverview]

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 5800, page 42, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Riverview, L.P., a Tennessee limited partnership to Jeffrey R. King, Trustee, of record in Book 10617, page 757, Register's Office for Davidson County, Tennessee.

4. Absolute Assignment of Leases and Rents of record in Book 10622, page 33, Register's Office for Davidson County, Tennessee.

5. Release and Relocation of Easement Agreement of record in Book 6040, page 509, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants contained in instrument of record in Book 4829, page 722, Book 5026, page 783, Book 5035, page 967, Book 5225, page 120, Book 5242, page 389, Book 5792, page 787 and Book 7012, page 61, Register's Office for Davidson County, Tennessee.

7. Declaration of record in Book 6040, page 518, Register's Office for Davidson County, Tennessee.

8. Flowage Easement of record in Book 2291, page 295, Register's Office for Davidson County, Tennessee.

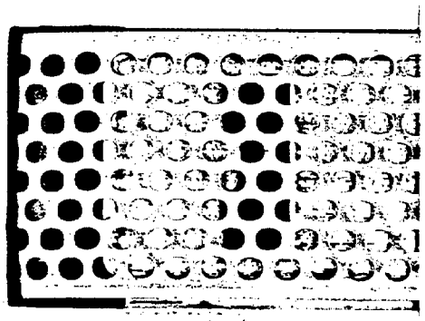
9. Title to that portion of the land laying below the ordinary low water mark of the Cumberland River.

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

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

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

13. All matters shown on the plat of survey by William C. Watson, Tenn. RLS #1487, Barge, Waggoner, Sumner & Cannon, Nashville, Tennessee, dated April 7, 1983, last revised February 16, 1998, File No. 7129-47.



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

RECEIVED OF _____

FOR _____

BOOK 10881 PG 536

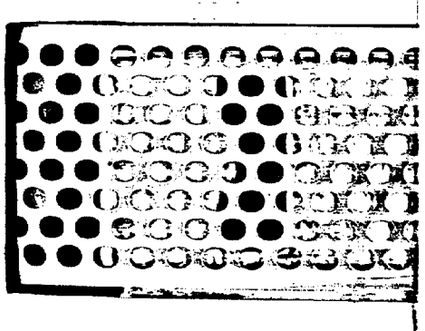
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5646550.00
CON TX 20892.24
PRFEE 1.00
WDEED 16.00
TOTAL 20909.24
CHECK 20909.24

04/09/98 01 15:26 0001 2520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0424072
IDENTIF. & REFERENCE

98 APR -9 PM 3:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278692