Box 49
37567

SPECIAL WARRANTY DEED

BOOK 10895 PG 197

FROM: Nashville Fortune Building Associates, L.P., Grantor

TO: Independent Realty Concepts, LLC, Grantee

This instrument was prepared by:
Linda C. Elam, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900, 424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Independent Realty Concepts, LLC 645 Massman Drive Nashville, TN 37210 Attn: General Counsel	(same)	Map 106, Parcel 122

98 APR 22 PM 1:20
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

0428211
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Seventy-five Thousand and no/100 Dollars ($2,775,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of April, 1998.

Notary Public

My Commission Expires: 11/17/98

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Fortune Buildings Associates, L.P. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Independent Realty Concepts, LLC (the "Grantee"),

its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 16th day of April, 1998.

NASHVILLE FORTUNE BUILDINGS ASSOCIATES, L.P.

By: _____
Peter L. Malkin, General Partner

BOOK 10895 PG 199

STATE OF New York)
COUNTY OF New York)

Before me, JUDY H. LOVE, a Notary Public of said County and State, personally appeared Peter L. Malkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Nashville Fortune Buildings Associates, L.P., the within named bargainor, a limited partnership, and that Peter L. Malkin as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal, at Office in ~~Nashville~~ New York, this 16th day of April, 1998.

Judy H. Love
Notary Public

My Commission Expires: 11/17/98



EXHIBIT A

Property Description

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, generally located south of Murfreesboro Pike, east of Interstate Highway 24 and west of Plus Park Boulevard, being property conveyed to Nashville Fortune Building Association by deed of record in Book 6168, Page 119, R.O.D.C. also being Lot 7 as shown on the plan of The Plus Park, Section Seven of record in Plat Book 4470, Page 108, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Plus Park Boulevard, said point being the southeasterly corner of property conveyed to H. Ted Jones, et ux by deed of record in Book 6217, Page 230, R.O.D.C., said point also being 1365.32 feet more or less from a curve return to the southerly right-of-way line of Murfreesboro Pike;

THENCE, along the westerly right-of-way line of Plus Park Boulevard the following calls;

along a curve to the left, 163.50 feet to a point, said curve having a central angel of 22° 22' 12", a radius of 418.77 feet, a tangent of 82.80 feet and a chord of S 01° 32' 50" W 162.46 feet;

S 09° 38' 16" E, 104.21 feet to a point;

along a curve to the right, 374.49 feet to a point in the northeasterly corner of property conveyed to Printing Industry Association of the South by deed of record in Book 7830, Page 960, R.O.D.C., said curve having a central angle of 28° 44' 19", a radius of 746.61 feet, a tangent of 191.27 feet and a chord of S 04° 43' 54" W 370.57 feet;

THENCE, with the northerly line of property of Printing Industry Association of the South, N 70° 53' 47" W, 280.65 feet to a point in the easterly right-of-way line of Interstate Highway 24;

THENCE, along the easterly right-of-way line of Interstate Highway 24 the following calls;

N 02° 00' 00" E, 235.41 feet to a point;

N 01° 44' 36" E, 199.20 feet to a point;

N 01° 52' 40" E, 167.78 feet to a point in the southwesterly corner of property conveyed to H. Ted Jones, et ux by deed of record in Book 6217, Page 230, R.O.D.C.;

THENCE, along the southerly line of said Jones property, S 77° 16' 04" E, 269.57 feet to the point of beginning;

Containing 174,322 square feet or 4.00 acres, more or less.

Being the same property conveyed to Grantor by Special Warranty Deed from Third National Bank in Nashville, dated October 31, 1983, recorded November 1, 1983, in Book 6168, page 119 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

BOOK 10895 PG 201

1. 1998 Taxes, a lien, which are not yet due and payable.

2. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).

3. Terms and provisions of Sub-Lease from Nashville Corporate Center Company, to State of Tennessee dated 11/1/96 and recorded in Book 10250, page 804.

4. Slope Easement(s) as set forth in instrument recorded in Book 4548, page 903.

5. All matters shown on Plat recorded in Book 4470, page 108, amended in Book 4982, page 267.

6. Restrictions and easements contained in Book 4530, page 348 and Book 4548, page 895.

7. Matters shown on survey number 5540-01, revised 1/12/98, prepared by Barge, Waggoner, Sumner and Cannon, Inc.

6977 04/22 0101 03CHECK 10288.50

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

RECEIVED OF _____

FOR _____

BOOK 10895 PG 202

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
2775000.00
CON TX 10267.50
PRFEE 1.00
WDEED 20.00
TOTAL 10288.50
CHECK 10288.50
04/22/98 01 13:51 0001 6977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042821 I
IDENTIF. ➔ REFERENCE

98 APR 22 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283104