Bk 49
41372

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

BOOK 11261 PAGE 230

LIMITED WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Kirkland Properties, LLC	Kirkland Properties, LLC
260 Chester Stevens Road	260 Chester Stevens Road
Franklin, TN 37067	Franklin, TN 37067
Map & Parcel No.: 80P-B-80J 126	

STATE OF GEORGIA

COUNTY OF FULTON

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **KIRKLAND PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described on EXHIBIT A attached hereto and incorporated herein by this reference (the "Property"). This is improved property known as Noel Place Office Building, located at 200 4th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors and assigns, forever, subject only to those matters shown on EXHIBIT B attached hereto and incorporated herein by this reference.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on EXHIBIT B and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 18th day of December, 1998.

GRANTOR:

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation,

By: Cornerstone Real Estate Advisers, Inc., a Massachusetts corporation, its authorized agent

By: William F. Runge
William F. Runge,
Vice President

(CORPORATE SEAL)

AT: 1013230v1

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 4, 1999

AT: 1013230v1

BOOK 11261 PAGE 233

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a notary public having authority within the State and County aforesaid, William F. Runge, with whom I am personally acquainted, and who has acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Vice President of Cornerstone Real Estate Advisers, Inc., a Massachusetts corporation (the "Agent"), the authorized agent of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation (the "Company"), and is authorized by the Agent to execute this instrument on behalf of the Agent as a Vice President of the Agent, the Agent being authorized to execute this instrument on behalf of the Company.

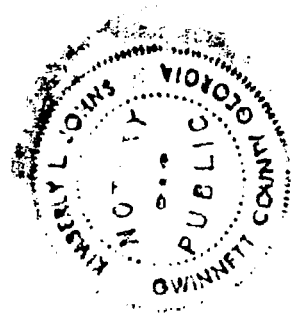
Witness my hand, at office, this 18th day of December, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 4, 1999

(NOTARIAL SEAL)



AT: 1013230v1

EXHIBIT A BOOK 11261 PAGE 234

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at the northeast corner of 4th Avenue, North and Church Street; thence with said Avenue, Northwardly 74 feet 10 inches to the southwest corner of the property conveyed to Cumberland Securities Corporation by deed from C.B. Warner, Trustee, of record in Book 1110, page 271, Register's office for said County; thence with the face of South wall of said property, eastwardly 163 feet 10-3/4 inches, more or less, to the westerly margin of Printers Alley; thence with the westerly line of said alley, southwardly 75 feet to the northerly margin of Church Street; thence with said margin of said Street, westwardly 163 feet 6-3/4 inches, more or less, to the beginning and all improvements thereon.

BEING the same property conveyed to Massachusetts Mutual Life Insurance Company, by Deed of Record in Book 10570, page 541, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for 1999, a lien, which are not yet due and payable, and taxes for subsequent years, not yet due and payable.

2. Rights of tenants in possession as tenants only under unrecorded leases.

3. Authorization for Installing Luminaire or Banner Arms of record in Book 9627, page 209.

4. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project, of record in Book 7423, page 374, and Book 9208, page 613.

5. All matters revealed by a current survey or physical inspection of the Property.

0527641
IDENTIF. ↑ REFERENCE

98 DEC 21 P1:12:50

3075 12/21 0101 03CHECK 10757-00

AT: 1014025v1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11261 PAGE 236

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

2900000.00
CON TX 10730.00
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 10757.00
CHECK 10757.00

12/21/98 01 12:49 0001 3075

0527641
IDENTIFICATION & REFERENCE
98 DEC 21 PM 12:50
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402514