BOOK 11338 PAGE 341

0548324

IDENTIF. + REFERENCE

WARRANTY DEED

99 FEB 11 PM 3:07

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP 70-16 PARCEL 14
ATAPCO VANTAGE, INC., a Maryland corporation	Atapco Vantage, Inc.	
Address: One North Charles Street Suite 2400 Baltimore, Maryland 21201	Address: One North Charles Street Suite 2400 Baltimore, Maryland 21201	5131 02/11 0101 03CHECK 26.00

WARRANTY DEED

THIS INDENTURE, made this 1st day of February, 1999, between AMERICAN TRADING AND PRODUCTION CORPORATION ("GRANTOR"), a corporation organized and existing under the laws of the State of Delaware, and ATAPCO VANTAGE, INC. ("GRANTEE"), a corporation organized existing under the laws of the State of Maryland.

W I T N E S S E T H

THAT GRANTOR, for and in consideration of the sum of One Hundred and No/100ths Dollars ($100.00) and for other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys unto GRANTEE, its successors and assigns forever, the premises described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Premises"), together with all easements and other rights appurtenant thereto, including, without limitation, any interest of GRANTOR in all sidewalks, walkways, streets or public ways, and water and mineral rights appurtenant to the Premises, and all buildings, fixtures, parking structures and improvements located on the Premises.

TO HAVE AND TO HOLD the said Premises, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said GRANTEE, its successors and assigns, forever.

AND GRANTOR, for itself, its successors and assigns, does hereby covenant and agree to and with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee of the aforesaid Premises; that the same are free of all encumbrances, except for those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof; that it has good right to sell and covey the same to GRANTEE as aforesaid; and that it will forever warrant and

defend the title to the Premises against all lawful claims whatever.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Vincent M. Hock
Secretary

AMERICAN TRADING AND PRODUCTION CORPORATION,
a Delaware corporation

By: Daniel B. Hirschhorn
Daniel B. Hirschhorn, President

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel B. Hirschhorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the President of AMERICAN TRADING AND PRODUCTION CORPORATION, a Delaware corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 1st day of February, 1999.

Monica Rovecamp.
Monica Rovecamp

My Commission expires: 8-1-02

THIS INSTRUMENT PREPARED BY:

Vincent M. Hock, Esq.
American Trading and Production Corporation
One North Charles Street
Suite 2400
Baltimore, Maryland 21201

AFTER RECORDING, PLEASE RETURN TO:

Vincent M. Hock, Esq.
American Trading and Production Corporation
One North Charles Street
Suite 2400
Baltimore, Maryland 21201

EXHIBIT "A"

Description of Premises

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A of shown on the Plan of MetroCenter, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63 feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in the westerly line of Lot No. 5B as shown on the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet. Containing 341,006 square feet or 7.83 acres, more or less.

Being the same property that was conveyed to American Trading Real Estate Properties, Inc., a Maryland corporation, by Deed dated October 27, 1998 from American Trading Real Estate Company, Inc., a Maryland corporation, of record on November 6, 1998 in Book 11193, Page 152, Register's Office for Davidson County, Tennessee.

By Certificate of Merger filed in the Office of the Secretary of State of Delaware on December 30, 1998, at 5:30 p.m., said American Trading Real Estate Properties, Inc., a Maryland corporation, was merged into Atapco, Inc., a Delaware corporation, and by Certificate of Merger filed in the Office of the Secretary of State of Delaware on December 30, 1998, at 6:00 p.m., American Trading and Production Corporation, a Maryland corporation, was merged into said Atapco, Inc., a Delaware corporation, which through said Merger changed its name to American Trading and Production Corporation, the GRANTOR herein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

Title Exceptions

1. Taxes for 1998 and 1999: A lien, but not yet due and payable.

2. Lease by and between Metropolitan Life Insurance Company and Department of Safety, State of Tennessee, of record in Book 9479, page 220, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instruments of record in Book 4829, page 722, Book 5225, page 112, and Book 5225, page 120, said Register's Office.

4. The Plan of record in Book 5210, page 197, said Register's Office, shows an owner's certificate, a 10' public utility and drainage easement along the west lines and the southernmost north line; a 15' public utility and drainage easement along the east line and the northernmost north line; and a 50' minimum building setback line from Vantage Way.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 5815, page 96, said Register's Office.

6. Easement granted to South Central Bell, of record in Book 6353, page 789, said Register's Office.

7. Rights of parties in possession under a lease.

AFFIDAVIT

STATE OF MARYLAND

COUNTY OF BALTIMORE

The undersigned hereby certifies as follows:

1. He is the Vice President, General Counsel and Secretary of both American Trading and Production Corporation, a Delaware corporation, and Atapco Properties, Inc., a Maryland corporation, and is Vice President and Secretary of Atapco Vantage, Inc., a Maryland corporation;

2. Atapco Vantage, Inc. is a wholly-owned subsidiary of Atapco Properties, Inc. and Atapco Properties, Inc. is a wholly-owned subsidiary of American Trading and Production Corporation.

3. This conveyance by American Trading and Production Corporation to Atapco Vantage, Inc. constitutes a transfer of substantially all of the assets of American Trading and Production Corporation in the State of Tennessee pursuant to a plan of reorganization.

Vincent M. Hock

Vincent M. Hock

Subscribed and sworn to before me this 4th day of February, 1999.

Monica Rovecamp

Monica Rovecamp, Notary Public

My Commission expires: 8/1/02

LEGAL/VPLAW/VANTAGE/GEN/AFIDAVIT