48A After Recording Return to:
Reacty Title Group
5130 Virginia Way C-22
Brentwood, TN 37027

Address New Owner:	Map-Parcel Number: 193-13-0 149.00 Field Book Number: 10 W 04910	Send Tax Bills to:
801 Grand Avenue Des Moines, IA 50392-0490 Attn: Richard Jacavino, RE: RESA 148		Dee McIntire c/o Ernst & Young One Kansas City Place 1200 Main Street Kansas City, MO 64105-2143
This instrument prepared by: Dana Grutchfield, Piper Marbury Rudnick & Wolfe LLP 101 East Kennedy Boulevard, Suite #2000, Tampa, Florida 33602		

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/00 10:33 5pgs
Fees:23.00 Taxes:17791.45
20000929-0096355

FROM: DD Nashville, L.P., a Delaware limited partnership ("Grantor")

TO: Principal Life Insurance Company, an Iowa corporation ("Grantee")

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DD Nashville, L.P., a Delaware limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Principal Life Insurance Company, an Iowa corporation ("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, together with all improvements, buildings and structures located thereon (the "Property").

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is $ 4,808,500.00

Affiant

Subscribed and sworn to before me this 27th day of September, 2000.

AMY K ARCHAMBAULT
Notary Public, State of New York
No. 01AR6019168
Qualified in New York County
Commission Expires February 01, 01

Amy K. Archambault
Notary Public
My Commission Expires: 2/01/01

146007.3

The Property is improved property known as the MCA Building, located at 54-60 Music Square East in Nashville, Davidson County, Tennessee, 37203.

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 Grantee, its successors and assigns forever.

And Grantor does covenant with 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 to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 28th day of September, 2000.

GRANTOR:

DD NASHVILLE, L.P.,
a Delaware limited partnership

By: Master Realty, Inc., a Delaware corporation, its general partner

By: _____
Name: Brian T. Summers
Title: V.P.

STATE OF New York

COUNTY OF New York

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian T. Summers with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Master Realty, Inc., a Delaware corporation, the General Partner for DD Nashville, L.P., a Delaware limited partnership, the within named bargainor, and that he as such Vice President of said General Partner, being authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by the said Brian T. Summers as such Vice President of Master Realty, Inc., a Delaware corporation, the General Partner of DD Nashville, L.P., a Delaware limited partnership.

Witness my hand and sale at office at New York on the day of September, 2000.

Amy K. Archambault
Notary Public

My Commission Expires: 2/01/01

AMY K ARCHAMBAULT
Notary Public, State of New York
No. 01AR6019168
Qualified in New York County
Commission Expires February 01, 01

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, described as follows:

Being a portion of Lot "A" along with Lot "B" and Lot "C" on the B.F. Shields Heirs Plan of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee, and Lots "1", "2" and "3" on the Guarantee Construction Company Subdivision of record in Plat Book 332, page 1, said Register's Office, and being more particularly described according to as-built survey dated March 21, 1996, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 93003 and last revised on September 12, 2000 by Steven D. Delle, Tennessee Registered Surveyor, License No. 1710, Dale and Associates, 516 Heather Place, Nashville, TN 37204 as follows:

Beginning at an iron rod on the east side of Music Square East (50' right of way), 169.4 feet more or less, north of Grand Avenue;

Thence, with Music Square East, N 09 deg. 30' 32" E, a distance of 230.97 feet to the beginning of a curve connecting the east margin of Music Square East with the south margin of South Street;

Thence, with said curve to the right having a central angle of 88 deg. 55' 41", a radius of 20.00 feet, a tangent of 19.63 feet, a length of 31.04 feet and having a chord which bears N 53 deg. 58' 23" E, a distance of 28.02 feet to the south margin of South Street (80' right of way);

Thence, with South Street, S 81 deg. 33' 47" E, a distance of 108.49 feet to the beginning of a curve connecting the south margin of South Street with the west margin of Alley No. 438;

Thence, with said curve to the right having a central angle of 91 deg. 04' 19", a radius of 20.00 feet, a tangent of 20.38 feet, a length of 31.79 feet and having a chord which bears S 36 deg. 01' 38" E a distance of 28.55 feet to the west margin of the aforementioned alley;

Thence, with the west margin of Alley No. 438 (12.5 foot right-of-way), S 09 deg. 30' 32" W, a distance of 230.22 feet to an iron rod situated in the northerly line of the Belmont Avenue Church of Christ property of record in Book 0405, page 408 Register's Office for Davidson County, Tennessee;

Thence, with the Church's northerly line, N 81 deg. 33' 47" W, a distance of 148.50 feet to the point of beginning.

Being the same property conveyed to DD Nashville, L.P., a Delaware limited partnership by Deed from 54 Music Square East, L.P., a Tennessee limited partnership, of record in Book 10246, page 796, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. The lien of General Taxes for the year 2000 and thereafter, which are not yet due and payable.

2. Easement for maintenance as shown in Book 6219, Page 525 and re-recorded in Book 6220, Page 775, said Register's Office.

3. Tenants in possession under unrecorded written leases, as tenants only.