Address of Owner(s) as follows:

JLM DEVELOPMENT COMPANY
9171 Wilshire Boulevard
Suite 420
Beverly Hills, California 90210

Send tax bills to:

Same

Map-Parcel Numbers:

Map 134
Par. 179
MO

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WARRANTY DEED

That LASTON ASSOCIATES, a California limited partnership, for good and valuable consideration to it in hand paid by JLM DEVELOPMENT COMPANY, a California general partnership consisting of FIRST PRUDENTIAL DEVELOPMENT CORPORATION, a California corporation, and CARTEX PROPERTIES, a California general partnership, as its two partners, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said JLM DEVELOPMENT COMPANY of the County of Los Angeles, State of California, all that certain real property situated in the County of Davidson, State of Tennessee, as more particularly described in Exhibit A annexed hereto and made a part hereof.

This conveyance is made SUBJECT TO all mortgages, deeds of trust, leases, easements, covenants, conditions, restrictions and rights of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said JLM DEVELOPMENT COMPANY, its successors and assigns, forever and the said LASTON ASSOCIATES does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the said premises unto the said JLM DEVELOPMENT COMPANY, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

JLM DEVELOPMENT COMPANY is the owner of the leasehold estate covering the subject property created by that certain ground lease, dated as of October 1, 1973, between LASTON ASSOCIATES, as lessor, and JLM DEVELOPMENT COMPANY, as tenant; and by this

conveyance the interest of JLM DEVELOPMENT COMPANY as ground lessee and fee owner of the subject property are hereby merged and the said ground lease is hereby cancelled and terminated.

IN WITNESS WHEREOF, the general partner of LASTON ASSOCIATES has caused these presents to be signed in its name by the duly authorized officers, and to be sealed with the corporate seal, of said general partner as of the 25th day of June, 1974.

NICOBAR CORPORATION (Seal) INCORPORATED DEC. 6, 1960 CALIFORNIA

LASTON ASSOCIATES, a limited partnership

By: Nicobar Corporation, a California corporation, its sole general partner

By _____
Vice President

_____
Secretary

NICOBAR CORPORATION INCORPORATED DEC. 6, 1960 CALIFORNIA

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

The actual consideration for this transfer or value of property (whichever is greater) is $84,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 25th day of November, 1974.

OFFICIAL SEAL
SUSAN RODEN
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 22, 1976

_____
Notary Public

This Instrument was prepared by: Saul H. Barnett, Esq.
450 North Roxbury Drive
Beverly Hills, California 90210

LEGAL DESCRIPTION

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Resource Development Corp, dated August 30, 1972, as follows:

BEGINNING at a point where the east margin of Wallace Road intersects the south margin of Harding Place; thence with the South margin of the access control fence and right of way of the southwest ramp from Harding Place onto Interstate 24, North 73° 58' East a distance of 4.2 feet to a corner in the fence; thence with said fence and right-of-way, North 84° 56' East a distance of 104.4 feet to a corner; thence with said fence, South 69° 42' 39" East a distance of 497.18 feet to a corner where the access control fence and right-of-way of the southwest ramp intersects the west right-of-way of Interstate 24; thence with the west right-of-way of Interstate 24 along a curve having a cord described as South 26° 47' East a distance of 22.03 feet to a point; thence leaving said right-of-way, North 69° 42' 39" West a distance of 59.43 feet to a monument; thence South 52° 33' 46" West a distance of 208.75 feet to a monument; thence North 69° 42' 39" West a distance of 287.00 feet to a monument; thence South 71° 03' 50" West a distance of 120.43 feet to a monument in the east margin of Wallace Road; thence with the east margin of Wallace Road, North 5° 5' 55" East a distance of 228.47 feet to the point of beginning containing 2.20 acres, more or less. Being part of the property conveyed to U. Grant Browning and G. T. Scott, Trustees, with full power, by deed from Ervin M. Entrekin, Trustee, with full power, of record in Book 4237, page 585, Register's Office for said County.

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STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On November 25, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared NAT STOLLER, known to me to be the Vice President, and IRVING KLEIN, known to me to be the Secretary of NICOBAR CORPORATION, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the general partner of LASTON ASSOCIATES, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
SUSAN RODEN
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 22, 1976

Susan Roden

C 8 2 9 5 1

IDENTIF. REFERENCE

DEC 31 10 26 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

DEC31'74	CONV	84,400.00		
DEC31'74 S'TAX			A* 219.44	
DEC31'74 PR'FEE			A* .50	
DEC31'74	W'DEED		A* 8.00	* 227.94