Buyer
ERIE PROPERTIES
6 DUNLAP COURT
SAVOY, ILLINOIS
61874

TAX STATEMENTS TO:
AMERICAN FLETCHER MORTGAGE COMPANY, INC.
333 N. PENNSYLVANIA ST.
INDIANAPOLIS, IND 46277

BOOK 5680 PAGE 326

Map - Parcel
148-C 158
148-A 172

WARRANTY DEED

THIS INDENTURE WITNESSETH that THE NASHVILLE LIMITED PARTNERSHIP, an Indiana Limited Partnership, have bargained and sold, and by these presents to transfer and convey unto the ERIE PROPERTIES, an Indiana Limited Partnership, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 31st Councilmanic District of Metro Nashville-Davidson County, Tennessee, and recorded as tracts 1 and 2 on the Plan of Sherwood Lake as of record in Book 4675, page 92, Register's Office of Davidson County, Tennessee, and being more particularly described by a survey, dated November 4, 1980 and revised November 5, 1980, by Ragan-Smith-Murphy & Associates, Inc., described as follows:

TRACT NO. 1: BEGINNING at an iron pin set on the southwesterly right of way of Apache Trail at the common corner of the herein described Tract 1 and the southeasterly corner of Lot No. One of the Revised and Corrected Plan of Phillips 66 Park as of record in Book 5190, page 194, R.O.D.C., Tennessee. Said iron pin being 626.0 feet from the southerly end of the westerly return curve at Apache Trail and Haywood Lane as measured along the southwesterly right of way of Apache Trail and proceeding as follows:

1. With the southwesterly right-of-way of Apache Trail and a curve to the left (radius 680.0'), southeasterly a distance of 353.71 feet to an iron pin; thence,
2. South 75°17'34" East, 65.0 feet to an iron pin; thence,
3. With a curve to the left (radius 1906.47'), easterly a distance of 604.48 feet to an iron pin; thence,
4. North 86°32'26" East, 346.25 feet to an iron pin; thence,
5. With a curve to the right (radius 720.68 feet), southeasterly a distance of 199.99 feet to an iron pin at the common corner of the herein described tract and a corner of Bavaria Apartments as of record in Book 4460, page 93, R.O.D.C., Tennessee; thence,
6. Leaving Apache Trail and with the line of Bavaria Apartments, South 42°14'23" West, 57.01 feet to a concrete monument; thence,
7. South 8°03'23" West 214.80 feet to an iron pin; thence,
8. South 10°03'23" West, 265.15 feet to an iron pin; thence,
9. South 32°51'23" West, 132.56 feet to an iron pin; thence,
10. Continuing with the line of Bavaria Apartments (in part) and with the northerly line of Cedar Hill Apartments as of record in Book 4955, page 28, R.O.D.C., Tennessee (in part), North 86°54'56" West, 590.15 feet to an iron pin at the southeasterly corner of Chris Anton property as of record in deed Book 1264, page 145, R.O.D.C., Tennessee; thence,
11. With the easterly line of Anton, North 6°18'56" West, 414.81 feet to an iron pin, northeasterly corner of Anton; thence,
12. With the northerly line of Anton, South 88°41'54" West, 486.66 feet to an iron pin, connom corner of Anton and Blanchard Heights, Section 3, as of record in Book 3106, page 140, R.O.D.C., Tennessee; thence,
13. With the northerly line of Blanchard Heights, Section 3, North 89°00'19" West, 340.35 feet to an existing iron pin in the easterly line of Blanchard Heights as of record in Book 2663, pages 61 and 62, R.O.D.C., Tennessee; thence,
14. With the easterly line of Blanchard Heights, North 2°39'07" East, 287.30 feet to a monument at the beginning of a curve; thence,
15. With said curve to the left (radius 200'), northwesterly a distance of 70.23 feet to a point, corner of above noted Lot No. 1, Phillips 66 Park; thence,
16. With the line of Lot No. 1, North 60°41'00" East, 153.44 feet to the point of beginning and containing 15.58 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19th DAY OF Nov. 1980.
[illegible]
Deputy Register

TRACT NO. 2: BEGINNING at an iron pin on the northeasterly right-of-way of Apache Trail at the common corner of the hereindescribed tract and the southwesterly corner of Lot No. 1 of the Resubdivision of Reserved Parcel "A", Phillips 66 Park as of record in Book 4885, page 179, R.O.D.C., Tennessee. Said pin being 596.66 feet southeasterly from the southerly end of the easterly return curve of Apache Trail and Haywood Lane as measured along the right-of-way of Apache Trail and proceeding as follows:

1. With the southerly line of Lot No. 1, Phillips 66 Park, North 60°41'00" East, 701.65 feet to an iron pin on the southerly right-of-way of Interstate 24, thence,
2. With the southerly right-of-way of I-24, South 56°39'22" East, 482.84 feet to an iron pin; thence,
3. South 68°01'42" East, 441.92 feet to an iron pin; thence,
4. South 64°16'58" East, 154.50 feet to an iron pin, corner of John Hancock Mutual Insurance Company property as of record in Deed Book 4469, page 662, R.O.D.C., Tennessee; thence,
5. With the westerly line of John Hancock property, South 42°14'23" West, 93.11 feet to an iron pin on the northerly right-of-way of Apache Trail; thence,
6. With the northerly right-of-way of Apache Trail with a curve to the left (radius 780.68'), westerly a distance of 250.58 feet to an iron pin; thence,
7. South 86°32'26" West, 346.25 feet to an iron pin at the beginning of a curve; thence,
8. With said curve to the right (radius 1846.47'), westerly a distance of 585.46 feet to an iron pin; thence,
9. North 75°17'34 West, 65.00 feet to an iron pin at the beginning of a curve; thence,
10. With said curve to the right (radius 620.0'), northwesterly a distance of 305.04 feet to the point of beginning and containing 10.49 acres, more or less.

Being the property conveyed to THE NASHVILLE PARTNERSHIP, an Indiana Limited Partnership by quitclaim deed from THE NASHVILLE PARTNERSHIP, an Indiana Partnership of record in Book 4936, page 935, and re-recorded in Book 5287, page 432, Register's Office for Davidson County, Tennessee, and by Metro City Ordinance No. 73-700.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtances, estate, title and interest thereto belonging to the said THE NASHVILLE PARTNERSHIP, its successors and assigns, forever.

And we do convenant with the said the ERIE PROPERTIES, its successors and assigns, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

1. Subject to easements, restrictions and encumbrances, as set forth in Exhibit "A".

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said the ERIE PROPERTIES, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of November, 1980.

The Nashville Partnership, an Indiana Limited Partnership, by its Authorized General Partner

By: Charles H. Harvey

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, Deborah L. Beretta, a Notary Public, personally appeared Charles H. Harvey, the Authorized General Partner of THE NASHVILLE PARTNERSHIP, an Indiana Limited Partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal this 17th day of November, 1980.

IDENTIF. REFERENCE

Nov 19 1 31 PM '80

FEE $ RECORDER
DAVIDSON COUNTY, TENN.

RUSH

G 1 8 2 1 4

This Instrument Prepared By:

Cary J. Statfield
8604 Allisonville Road
Indianapolis, Indiana 46250

Notary Public

DEBORAH L. BERETTA
Print

My Commission Expires:

January 25, 1982

County of Residence:

Marion

EXHIBIT "A"

Special Exceptions:

(A) Taxes for 1980, to be pro-rated on Parcel I and II, now due and payable.

(B) The Recorded Plan shows an Owner's Certificate, a 30 foot setback line from Apache Trail, a 10 foot public utility and drainage easement across all side and rear lines, and various fire hydrants. (Affects Tract I)

Recorded Plan shows an Owner's Certificate, a 30 foot setback line from Apache Trail, a 10 foot public utilities and drainage easement along the northwesterly and southeasterly side lines, a utility easement of varying widths across the northeasterly rear lines, burried telephone cable along the nrotheasterly rear line and access road as abandoned by Metro City Ordinance No. 73-700, along the northeasterly rear line. (Affects Tract II)

(C) Right of the State of Tennessee, in and to a tract of 2.04 acres, more or less, being an abandoned access road, being adjacent to I-24. (Affects Tract II)

(D) Deed of Trust executed by THE NASHVILLE PARTNERSHIP, to Truman S. Wrenare, TRUSTEE to secure AMERICAN FLETCHER MORTGAGE COMPANY, INC., a note dated November 14, 1980, in an amount of $5,800,000.00.

(E) Assignment of Lessor's Interest in Leases, executed on November 14, 1980, by and between THE NASHVILLE PARTNERSHIP and AMERICAN FLETCHER MORTGAGE COMPANY, INC.

(F) Financing Statement filed under the Uniform Commerical Code by THE NASHVILLE PARTNERSHIP to AMERICAN FLETCHER MORTGAGE COMPANY, INC.

(G) Construction of 585 feet of 8" sanitary sewer line to serve Sherwood Lake Apartments conveyed to Metropolitan Government of record in Book 5055, page 430, said Register's Office. (Affects Tract I)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5680 PAGE 330

FOR _____

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
			5,800,000.00 CO	
			15080.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 15092.50-	
			5447A 11/19/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61821 4

IDENTIF. REFERENCE

Nov 19 1 31 PM '80

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

No. 792872