JEH308:10/14/85

BOOK 6891 PAGE 440

FROM: REBA JONES BLACKWELL

TO: GRUPE REAL ESTATE INVESTORS 49, a California Limited Partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Grupe Real Estate Investors 49
Attn: Thomas L. Hodges
200 Louisiana
Little Rock, Arkansas 72201

Send Tax Bills to:
Same

Map-Parcel No.
Field Book 2D-01730
Map 135
Parcel 72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 525,000.00 .

Affiant

Subscribed and sworn to before me, this the 16th day of October, 1985.

Notary Public

My Comm. Expires: 5/13/89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, REBA JONES BLACKWELL, a single woman, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GRUPE REAL ESTATE INVESTORS 49, a California Limited Partnership herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of October, 1985.

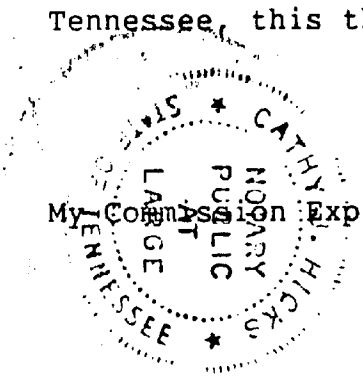
Reba Jones Blackwell
Reba Jones Blackwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy J. Hicks, a Notary Public in and for said County and State, the within named Reba Jones Blackwell, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of October, 1985.

Cathy J. Hicks
NOTARY PUBLIC



My Commission Expires: 5/13/89

EXHIBIT A

D E S C R I P T I O N

BOOK 6684 PAGE 442

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an existing right of way monument on the west right of way line of Shumate Road, a 30-foot road; and the southwest right of way line of Murfreesboro Road; thence, with the west right of way line of Shumate Road, S 3° 32' 37" E 468.70 feet to a corner post; thence, with an old fence line, the north boundary line of the William B. Wirick property as recorded in Deed Book 1278, page 322, Register's Office for Davidson County, Tennessee, N 89° 43' 21" W 496.69 feet to an iron pin set; thence, N 88° 42' 26" W 381.67 feet to an iron pin set; thence, with a fence, the north boundary line of the Sam B. Sanders, Jr. property as recorded in Deed Book 5376, page 630, Register's Office for Davidson County, Tennessee, N 60° 09' 34" W 31.66 feet to an iron pin set; thence, S 89° 25' 36" W 89.06 feet to an iron pin set; thence, S 52° 33' 33" W 71.38 feet to an iron pin set; thence, S 55° 23' 37" W 136.83 feet to a post; thence, S 75° 10' 57" W 23.12 feet to a post; thence, S 87° 53' 13" W 28.37 feet to a post; thence, with the east boundary line of the William Allen Darden and Mary Ransom Darden property as recorded in Deed Book 2454, page 506, Register's Office for Davidson County, Tennessee N 37° 01' 59" E 631.52 feet to a 12-inch Hackberry tree; thence, N 8° 37' 07" E 330.51 feet to a post; thence, with the James H. Tidwell property as recorded in Deed Book 2088, page 451, and the property of Mrs. Emma Baskin and son, Johnnie J., as recorded in Deed Book 5335, page 898, Register's Office for Davidson County, Tennessee, N 81° 55' 05" E 591.69 feet to an iron pin set; thence, with the southwest right of way line of Murfreesboro Road, S 26° 18' 22" E 383.86 feet to the point of beginning and containing 15.08 acres.

Being the same property conveyed to Reba Jones Blackwell and husband, Lester E. Blackwell, by quitclaim deed from Geo. H. Cate, Trustee, of record in Book 5038, page 138, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Reba Jones Blackwell, by quitclaim deed from Lester E. Blackwell, of record in Book 5247, page 113, said Register's Office.

This property is subject to the following:

1. 1985 Metropolitan Government taxes, which are due and payable and which constitute a lien upon the Property.

2. Clearance permit regarding the right to trim and cut trees, dated February 28, 1940, of record in Book 1117, page 400, Register's Office for said county.

3. Right of way for a public highway to State of Tennessee, dated November 10, 1950, of record in Book 2005, page 409, Register's Office for said county.

4. Deed of Trust from Grupe Real Estate Investors 49, a California Limited Partnership in favor of Bank of America NT & SA, of record in Book _____, page _____, Register's Office for said county.

5. Deed of Trust from Grupe Real Estate Investors 49, a California Limited Partnership, in favor of El Capitan Development Co., of record in Book _____, page _____, Register's Office for said county.

IDENTIFICATION REFERENCE
OCT 17 8 53 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
45049

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6694 PAGE 443

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5250 [illegible] -PAID	
			1365.00 [illegible]	
			.50 [illegible]	
			9.00 [illegible]	
			[illegible] 1374.50-	
			7207A1C/17/85 PAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45049

IDENTIFICATION REFERENCE

OCT 17 8 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182667