THIS INSTRUMENT PREPARED BY:
Kutak Rock & Campbell
1650 Farnam Street
Omaha, Nebrasha 68102

New Owner:
Condel Hermitage
Associates, Ltd.
6080 Surety Drive
El Paso, Tx 79905

Part of
MAP 97-0
PARCEL 84

Send Tax Bills To
Same

WARRANTY DEED

BOOK 6741 PAGE 642

THE STATE OF TENNESSEE)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON)

That CONDEL PROPERTIES, INC., a Texas corporation ("GRANTOR"), for Ten Dollars ($10.00) cash and other good and valuable consideration to it paid and agreed to be paid by CONDEL HERMITAGE ASSOCIATES, LTD., a Texas limited partnership ("GRANTEE"), whose address is 6080 Surety Drive, El Paso, Texas, 79905, has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL and CONVEY unto GRANTEE, all that certain parcel of land situated in Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property"). This conveyance is made subject to all easements, restrictions, reservations and rights of way of record or apparent affecting the Property and to ad valorem taxes for 1985; to that certain Regulatory Agreement by and among the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, America First Tax Exempt Mortgage Fund Limited Partnership, and GRANTOR, dated as of November 1, 1985; to that certain Construction Loan Agreement between American First Tax Exempt Mortgage Fund Limited Partnership and GRANTOR, dated as of November 1, 1985; to that certain Assignment of Rents and Leases between America First Tax Exempt Mortgage Fund Limited Partnership and GRANTOR, dated as of November 1, 1985; and is further made subject to, and GRANTEE herein does not assume the payment of, that certain indebtedness evidenced by a Promissory Note dated ~~November~~ December 19, 1985, in the original principal amount of $19,100,000.00, signed by GRANTOR, and payable to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, and further described in and secured by a Deed of Trust

and Security Agreement of record in Volume 6741, Page 560, of the Deed of Trust Records of Davidson County, Tennessee.

BOOK 6741 PAGE 643

To have and to hold, the aforesaid Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to GRANTEE, its successors and assigns forever; and GRANTOR, its successors and assigns, does covenant and agree to and with GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee of the aforesaid Property; that the same is free of all encumbrances except those expressly noted above; that it has good right to sell and convey the same to GRANTEE as aforesaid; and that the before granted land and premises it will warrant and defend against all lawful claims whatever.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals this 16th day of December, 1985.

GRANTOR:

CONDEL PROPERTIES, INC.

By: _____
Title: EVP

THE STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SAMUEL M. CHASE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the EXECUTIVE VICE PRESIDENT of CONDEL PROPERTIES, INC., a Texas corporation, the within named GRANTOR, and that he has as such EXECUTIVE VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such EXECUTIVE VICE PRESIDENT.

Witness my hand, this 16th day of December, 1985.

GENERAL NOTARY - State of Nebraska
BETTY L. EINUNG
My Comm. Exp. Jan. 4, 1986

Betty L. Einung
Notary Public

My commission expires:
January 4, 1986

1604A

NO RE102285

EXHIBIT 'A'

BOOK 6741 PAGE 644

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee being more fully described according to a Boundary Survey by Ragan, Smith, Murphy and Associates, Inc. dated March 1, 1985, Job No. 79-181, as follows.

Beginning at an iron pin set on the north right-of-way line of Lake Parkway, a 60 foot road, at the southwest corner of Lot 38 on the plan of Section One, Lake Park as recorded in Book 4175, page 134, R.O.D.C., TN and proceeding as follows:

1. With the north right-of-way line of Lake Parkway and a 379.61 foot radius curve to the right 85.02 feet to an iron pin set, said curve has a chord bearing and distance of N 78degrees 55minutes 50seconds W 84.85 feet; thence, 2. N 72degrees 30minutes 51seconds W 419.19 feet to an iron pin set; thence,

3. With a 546.31 foot radius curve to the right 158.60 feet to an existing concrete monument, said curve has a chord bearing and distance of N 64degrees 11minutes 51seconds W 158.04 feet; thence,

4. With a 272.08 foot radius curve to the left 264.03 feet to an existing concrete monument, said curve has a chord bearing and distance of N 83degrees 40minutes 51seconds W 253.79 feet; thence,

5. S 68degrees 31minutes 09seconds W 34.88 feet to an existing concrete monument, thence,

6. With a 40 foot radius curve to the right 61.76 feet to an existing concrete monument, said curve has a chord bearing and distance of N 67degrees 15minutes 00seconds W 55.80 feet; thence,

7. S 67degrees 23minutes 20seconds W 10.18 feet to an existing concrete monument that is 30 feet northeast of the centerline of Old Hickory Boulevard; thence,

8. Northwestwardly with the northeasterly right-of-way line of Old Hickory Boulevard and a 2894.93 foot radius curve to the left 345.44 feet to an iron pin set, said curve has a chord bearing and distance of N 26degrees 19minutes 55seconds W 345.24 feet; thence,

9. N 30degrees 00minutes 16seconds W 405.48 feet; thence,

10. Severing the Baltz property northeastwardly with a 319.46 foot radius curve to the right 211.87 feet, said curve has a chord bearing and distance of N 78degrees 59minutes 44seconds E 208.01 feet; thence,

11. S 82degrees 00minutes 16seconds E 150.00 feet; thence, 12. With a 323.11 foot radius curve to left 212.30 feet, said curve has a chord bearing and distance of N 79degrees 29minutes 44seconds E 208.63 feet; thence,

13. N 60degrees 59minutes 44seconds E 117.64 feet to a point on the west line of Safeco Park as recorded in Book 4860, page 32, R.O.D.C., TN; thence,

14. With Safeco Park S 30degrees 03minutes 20seconds E 309.48 feet to an existing iron pin; thence,

15. S 84degrees 21minutes 40seconds E 325.82 feet to an iron pin set at the southeast corner of Safeco Park; thence,

16. N 5degrees 38minutes 26seconds E 1079.86 feet to an existing iron pin at the northeast corner of Safeco Park on the southerly right-of-way line of I-40; thence,

17. With said right-of-way line S 86degrees 25minutes 30seconds E 751.37

RE102285

feet to an existing concrete monument on the westerly line of Section Two, Lake Park as recorded in Book 4300, page 66, R.O.D.C., TN; thence,

18. With said westerly line S 27degrees 41minutes 56seconds W 244.68 feet to an iron pin set in the center of a 50 foot road dedication; thence,

19. Westwardly with a 279.77 foot radius curve to the left 115.64 feet to an iron pin set, said curve has a chord bearing and distance of N 74degrees 03minutes 34seconds W 114.82 feet; thence,

20. N 84degrees 54minutes 00seconds W 11.00 feet to an iron pin set; thence,

21. S 4degrees 00minutes 57seconds W 156.65 feet to an existing concrete monument; thence,

22. S 56degrees 25minutes 52seconds W 91.75 feet to an existing concrete monument; thence,

23. S 24degrees 30minutes 27seconds W 223.53 feet to an existing concrete monument; thence,

24. S 3degrees 38minutes 47seconds W 156.90 feet to an existing concrete monument, thence,

25. S 1degree 15minutes 29seconds E 153.54 feet to an existing concrete monument; thence

26. S 11degrees 59minutes 23seconds E 153.45 feet to an existing concrete monument; thence,

27. S 19degrees 23minutes 13seconds E 421.10 feet to an iron pin set on the north line of Section One, Lake Park; thence,

28. With said line S 70degrees 28minutes 23seconds W 431.83 feet to an existing concrete monument; thence, 29. S 4degrees 34minutes 23seconds W 150.30 feet to the point of beginning and containing 34.19 acres more or less.

The actual consideration or value, whichever is greater, for this transfer is: $ 1,232,000.00

Patsi B. Scaggs
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1985.

Kelly L. Keck
Notary Public

My Commission Expires: 5-13-89

KECK NOTARY PUBLIC AT LARGE STATE OF TENN.

RUSH

S. 2 8 1 1

IDENTIFICATION REFERENCE

Dec 19 3 33 PM '85

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

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

BOOK 6741 PAGE 643

RECEIVED OF _____

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
	CO	1,252,000.00		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6281 I.

IDENTIFICATION REFERENCE

DEC 19 3 33 PM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203443