This instrument was prepared by:
Weldon B. White, Jr.
162 Fourth Ave., North
Nashville, TN 37219

WARRANTY DEED BOOK 6751 PAGE 63

ADDRESS NEW OWNER (s) AS FOLLOWS:	SENT TAX BILLS TO	MAP PARCEL NUMBERS
Phillip R. Duke & Associates No. 35 Limited Partnership	Same	Map 107
(Name) 8900 Ketstone Crossing #1100	(Name)	Parcel 13
STREET ADDRESS OR ROUTE NUMBER Indianapolis, IN 46240	STREET ADDRESS	
CITY STATE ZIP CODE	CITY STATE ZIP CODE	

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Air Corporate Associates, Ltd., a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto Phillip R. Duke and Associates No. 35 Limited Partnership, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Witness our hands this 29th day of December, 1985.

6513O

IDENTIFICATION REFERENCE

DEC 31 1 03 PM '85

FELIX A. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

RUSH

AIR CORPORATE ASSOCIATES, LTD., a Tennessee Limited Partnership

By: L. H. Hardaway
L. H. Hardaway, Jr., a general partner

By: Imperial Associates, Inc., a Tennessee corporation, general partner

By: L. H. Hardaway
L. H. Hardaway, Jr.

All of the General Partners of Air Corporate Associates, Ltd.

DUPLICATE
CONTRACT
Tax paid on this
In the amount of $1,452.50
on instrument #52348?
recorded in Davidson
County Registers Office
Date 12-31-85
By Edwards Dep. Reg.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5751 PAGE 64

On this 29th day of December, 1985 personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed this deed as the General Partner of Air Corporate Associates, Ltd. a Tennessee Limited Partnership, for the purposes therein contained, being authorized so to do.

Witness my hand and official seal at Nashville, TN this 29th day of December, 1985.

Patsi B. Gregory
Notary Public

My Commission Expires:
1/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 1985, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of Imperial Associates, Inc. and that as President of Imperial Associates, Inc. being authorized so to do, executed this deed as a General Partner of Air Corporate Associates, Ltd. a Tennessee Limited partnership and, for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal at Nashville, TN this 29th day of December, 1985.

Patsi B. Gregory
Notary Public

My Commission Expires:

1/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,712,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 1985.

Patsi B. Gregory
Notary Public

My Commission Expires:

1/19/86

[redacted]

EXHIBIT A

BOOK 6751 PAGE 65

Lot M on the Plat of Century City Lot M and N as of record in Plat Book 6250, page 630, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Land lying in the First Civil District, Davidson County, being a part of the same property conveyed to Air Corporate Associates, Ltd., by deed of record in Book 6459, page 289, said Register's Office.

EXHIBIT B

1. 1985 ad valorem taxes.

2. Subdivision of Century City - Lot "M" of record in Plat Book 6250, Page 630, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants of Century City of record in Book 6504, Page 723, Register's Office for Davidson County, Tennessee.