This instrument was prepared by
and please return to:
David H. Freeman, Esq.
1410 N. Westshore Blvd.,Rm. 310
Tampa, Florida 33607

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:

American Diversified/Wells Park,
a California Limited Partnership
3200 Park Center Drive, Suite 1500
Costa Mesa, California 92626

SEND TAX BILLS TO:

Same

Map Parcel
42-11
42-11-5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, American Diversified Capital Corporation, herein called Grantor, has this day bargained and sold and does hereby transfer and convey until American Diversified/Wells Park, a California 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 subject to all matters of record.

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 hand this 1 day of December, 1985.

AMERICAN DIVERSIFIED CAPITAL CORPORATION

By: George F. Dayton, Jr.

Title: Vice Pres-SE Region

CAPITAL CORPORATION INCORPORATED DEC. 29, 1966 AMERICAN CALIFORNIA

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 1st day of December, 1985, personally appeared before the undersigned, a Notary Public in and for said State and County, the within named George F. Dayton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the Vice President-Southeast Region of American Diversified Capital Corporation and that as Vice President-Southeast Region of American Diversified Capital Corporation being authorized so to do, executed this Deed for the purposes herein contained by signing the name of the corporation by himself as such Vice President-Southeast Region.

WITNESS my hand and official seal at Tampa, Florida this 1st day of December, 1985.

Notary Public

My Commission Expires:

JANE-L NOTARY PUBLIC STATE OF FLORIDA

Notary Public, State of Florida at Large
My Commission Expires Aug. 26, 1989

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BOOK 6779 PAGE 727

The actual consideration or value, whichever is greater, for this transfer is $13,737,307.

American Diversified Capital Corporation

AFFIANT

Subscribed and sworn to before me, this the 1st day of December, 1985.

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Aug. 26, 1989

7.4920

IDENTIFICATION REFERENCE

FEB 7 3 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

"EXHIBIT A"

Land lying in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod on the northerly margin of Old Hickory Boulevard, being the southeasterly corner of the property described herein, and being South 82 degrees 13' 01" West 22.54 feet and North 71 degrees 53' 34" West 155.51 feet from a concrete right-of-way monument; thence with said northerly margin North 71 degrees 53' 34" West 216.76 feet to an iron rod; thence leaving northerly margin North 25 degrees 58' 53" East 242.31 feet to an iron rod; thence with the northerly margin of Bonnie Brae Subdivision, Book 2330, page 1, R.O.D.C., South 87 degrees 18' 18" West 114.49 feet to a concrete monument; thence North 64 degrees 01' 07" West, passing the easterly right-of-way of Buchanan Drive at 123.55 feet, a total distance of 297.29 feet to a concrete monument; thence North 41 degrees 51' 20" West 215.78 feet to a concrete monument; thence North 64 degrees 04' 55" West 400.21 feet to a concrete monument on the easterly boundary of the property conveyed to the Metropolitan Government of Nashville in Deed Book 3824, Page 979; thence with said easterly boundary North 08 degrees 36' 35" East 406.91 feet to a concrete monument; thence North 11 degrees 31' 21" East 1886.84 feet to a concrete monument; thence South 80 degrees 31' 30" East 457.78 feet to a concrete monument; thence North 04 degrees 38' 56" West 510.84 feet to a 6" X 6" cut stone at the southeasterly corner of Ozark Hills Subdivision, Deed Book 3700, Page 20; thence North 04 degrees 44' 31" West 673.77 feet to an iron rod; thence South 81 degrees 32' 25" East 633.13 feet to an iron rod; thence South 83 degrees 17' 40" East 187.18 feet to an iron rod; thence North 71 degrees 11' 44" East 526.99 feet to an iron rod; thence North 71 degrees 29' 01" East 320.73 feet to an iron rod; thence South 83 degrees 02' 51" East 150.53 feet to an iron rod on the westerly right-of-way of I-65; thence continuing with the westerly right-of-way of I-65 with a curve to the left with a central angle of 09 degrees 02' 00," a radius of 5879.58 feet, a chord bearing and distance of South 16 degrees 52' 17" West 926.03 feet to an iron rod; thence South 12 degrees 21' 17" West 221.04 feet to an iron rod; thence North 77 degrees 38' 43" West 20.00 feet to an iron rod; thence South 12 degrees 21' 17" West 750.00 feet to an iron rod; thence North 87 degrees 39' 09" West 411.53 feet to an iron rod; thence South 08 degrees 04' 47" West 50.00 feet to an iron rod; thence South 73 degrees 34' 02" East 402.56 feet to an iron rod; thence South 12 degrees 21' 17" West 700.00 feet to an iron rod; thence South 16 degrees 10' 08" West 300.67 feet to an iron rod; thence South 07 degrees 46' 51" West 38.19 feet to an iron rod; thence leaving the westerly right-of-way of I-65 North 61 degrees 49' 32" West 162.29 feet to an iron rod; thence South 26 degrees 32' 55" West 1218.19 feet to a concrete monument; thence South 25 degrees 58' 53" West 267.10 feet to the point of beginning, containing

"EXHIBIT A" BOOK 6779 PAGE 729

133.012 acres, more or less.

Being the same property conveyed to Americ
an Diversified Capital Corporation, a California Corporation, by deed from Bessie M. Buchanan, a widow, of record in Book 6233, page 197, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6779 PAGE 730

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	13,737,307.00		
			35716.98 STATE	
			.50 PREE	
			12.00 WDEED	
			CHECK 35729.48-	
		3224402/87/86	SAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74920

IDENTIFICATION REFERENCE

FEB 7 3 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217801