This instrument prepared by
Ervin M. Entrekin, Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 6784 PAGE 883

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Fesslers Lane Associates, a Limited Partnership 227 S. Main Street, Suite 101 P. O. Box 1331 South Bend, Indiana 46624	SAME	Map & Par. No. 106-1 2DA-62130 Map & Par. No. 94-13-76 2DA-62150

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged,

THOMAS C. SCOTT, TRUSTEE, with full power, and HUGH ENTREKIN, have this day bargained and sold and do hereby transfer and convey unto FESSLERS LANE ASSOCIATES, A LIMITED PARTNERSHIP, an Indiana Limited Partnership, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidison County, Tennessee, located in the northeast quadrant of I-40 East and Fesslers Lane and more particularly described according to a survey prepared by Barge Waggoner Sumner & Cannon, Inc. under date of January 29, 1986 as follows:
>
> BEGINNING at a point in the northern right-of-way margin on I-40 and the eastern right-of-way margin of Fesslers Lane; thence with the eastern right-of-way margin of Fesslers Lane North 10° 59' 15" East a distance of 98.91 feet to a point; thence leaving said right-of-way along the margin of a road South 62° 57' 00" East 264.03 feet to a point, the beginning of a curve to the right, thence with the chord of said curve having a radius of 24 feet and a length of 30.97 feet South 25° 58' 58" East 28.87 feet to a point; thence South 79° 01' 04" East 6.0 feet to a point; thence North 10° 58' 59" East 87.41 feet to a point; thence North 79° 01' 04" West 6.0 feet to a point, the beginning of a curve, thence with the chord of said curve having a radius of 24 feet and a length of 44.43 feet South 64° 01' 01" West 38.35 feet to a point; thence North 62° 57' 00" West 251.10 feet to an existing iron pin in the easterly right-of-way margin of Fesslers Lane; thence North 10° 59' 15" East 82.06 feet to an existing railroad spike; thence continuing in the easterly right-of-way margin of Fesslers Lane North 07° 07' 37" West 82.02 feet to an existing railroad spike; thence continuing with the easterly right-of-way margin of Fesslers Lane North 09° 45' 14" East 562.04 feet to an existing iron pin, being the Southwest corner of property conveyed to Clara W. Donnell by deed of record in Book 4673, page 519, Register's Office for Davidson County, Tennessee; thence leaving said easterly right-of-way of Fesslers Lane South 83° 27' 52" East 271.05 feet to an existing iron pin; thence South 09° 44' 15" West 212.58 feet to an existing iron pin; thence South 83° 31' 19" East 568.33 feet to an existing iron pin; thence South 01° 43' 52" West 125.50 feet to an existing iron pin; thence South 47° 44' 02" East 744.59 feet to an existing monument; thence South 10° 49' 44" West 937.01 feet along the westerly boundary of Elm Hill Business Center to an existing iron pin in the northerly right-of-way margin of Interstate 40, thence with the northerly right-of-way margin of Interstate 40 North 52° 40' 47" West 631.74 feet to an existing highway monument; thence continuing with said northerly right-of-way of Interstate 40 North 52° 03' 45" West 1,005.09 feet to the point of beginning and containing 32.35 acres, more or less.
>
> Being all of the same real property conveyed to Thomas C. Scott, Trustee by deed of record in Book 5757, page 386, Register's Office for Davidson County, Tennessee and to Hugh Entrekin by deed of record in Book 6163, page 926, Registers Office for Davidson County, Tennessee.
>
> This is improved property known as 500 Fesslers Lane, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Fesslers Lane Associates, a Limited Partnership, an Indiana Limited Partnership, its successors and assigns forever, Thomas C. Scott, Trustee and Hugh Entrekin do covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for for the following:

1. Taxes for 1986, a lien, but not yet due and payable.

2. Lack of direct access to and from controlled access Highway I-40.

3. Unrecorded lease between United American Bank, Trustee, as lessor, and Brochert Enterprises, Inc., as lessee, dated August 10, 1976. Lessee has exercised its option to renew for five (5) years. This extends the lease to May 31, 1991, at which time it will terminate.

4. Fence running approximately 841 feet at the North end of the property and running approximately 1638.01 feet along I-40 right-of-way at South end of property, as shown on survey prepared by Howard Anderson dated February 3, 1981.

5. Unrecorded Lease Agreement between Green Valley Mobile Home Village, as Lessor, and Omni Outdoor Advertising of Tulsa, Inc., d/b/a Omni Outdoor Advertising, dated April 11, 1984, which lease commenced May, 1984. Reference is made to said Lease Agreement for details as to its terms and conditions.

6. Unrecorded Lease Agreement between Green Valley Mobile Home Village as Lessor, and Omni Outdoor Advertising of Nashville, Inc., as Lessee, dated March 22, 1985. Reference is made to said Lease Agreement for details as to its terms and conditions.

7. Sanitary sewer easement of record in Book 5765, page 785, Register's Office for Davidson County, Tennessee.

8. Rights of tenants in possession.

They do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to the said Fesslers Lane Associates, a Limited Partnership, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed this 14th day of February, 1986.

7.6 7.4 0

IDENTIFICATION REFERENCE

FEB 19 10 42 AM '86

FELIX Z. WILSON REGISTER DAVIDSON CO. TN

RUSH

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

Hugh Entrekin
HUGH ENTREKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS C. SCOTT, TRUSTEE and HUGH ENTREKIN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of February, 1986.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 21, 1990.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,860,125.00.

Subscribed and sworn to before me, this the 14th day of February, 1986.

Judy A Rehman
AFFIANT

Alan T. Foster
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-89
(AFFIX SEAL)

ALAN T. FOSTER NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

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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
		1,860,125.00 CONV.		

4836.26 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 4842.76-
554 A02/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 7.4 0

IDENTIFICATION REFERENCE

FEB 19 10 42 AM '86

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TN

No. 220055