THIS INSTRUMENT PREPARED BY:

George G. Spanos
A. G. Spanos Construction, Inc.
1341 W. Robinhood Drive
Stockton, CA 95207

AFTER RECORDING ~~RETURN~~ TO:

Morton M. Poznak, Esq.
Schwartz & Freeman
401 N. Michigan, Suite 3400
Chicago, IL 60611

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual consideration for this transfer is $743,000.00
x Ann L. Black
Signed this 25th day of April, 1986.
Dana L. Montgomery
NOTARY PUBLIC/My Commission Expires: 11-12-89

ADDRESS NEW OWNER:

Nashville Associates
c/o Morton M. Poznak, Esq.
Schwartz & Freeman
401 N. Michigan, Suite 3400
Chicago, IL 60611

SEND TAX BILLS TO:

Same

MAP & PAR NOS.

Map 149
Parcel 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, A. G. SPANOS CONSTRUCTION, INC, a California Corporation, authorized to do business in Tennessee as A. G. SPANOS CONSTRUCTION, INC., has bargained and sold, and by these presents does transfer and convey unto the said NASHVILLE ASSOCIATES, an Illinois limited partnership, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference.

This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B hereto.

The contract of sale entered into June 26, 1984, between Grantor and Grantee shall survive the closing and delivery of this Deed.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said tracts or parcels of land in fee simple; has a good right to convey it, and the same are unencumbered, except as set forth in Exhibit B.

And Grantor does further covenant and bind itself, its successor and representatives, to warrant and forever defend the title to the tracts or parcels of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A. G. SPANOS CONSTRUCTION, INC.,
a California corporation

By _____

(Corporation)
STATE OF CALIFORNIA }
} SS.
COUNTY OF San Joaquin }

On April 18, 1986 before me, the undersigned a Notary Public in and for said State, personally appeared George G. Spanos, (known to me) (or proved to me on the basis of satisfactory evidence) to be the Vice President, and _____ (known to me) (or proved to me on the basis of satisfactory evidence) to be _____ Secretary of the corporation that executed the within Instrument (known to me) (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature _____
Laurie Plaw

OFFICIAL SEAL
LAURIE PLAW
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
My Comm. Expires Jan. 5, 1990

Form 3216 (CA 12-82)

(This area for official notarial seal)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Barrett Property for A.G. Spanos, of record in Plat Book 6250, Page 6, Register's Office for said County, described as follows:

To reach the point of beginning, commence on the west margin of Rural Hill Road at the southeast corner of the Vosburg tract, of record in Will Book 109, Page 38, as shown on the above plan;

Thence along Rural Hill Road S 1° 44' 00" W, 11.83 feet, S 25° 27' 00" W, 142.18 feet to the southerly radius return at the southwest intersection of Rural Hill Road and the proposed extension of Rice Road, this is the point of beginning for this tract;

Thence along the westerly and northerly margin of Rural Hill Road as follows: S 25° 27' 00" 378.50 feet;

Thence S 58° 36' 00" W 165 feet; S 74° 47' 00" W, 518.9 feet; S 65° 11' 00" W, 301.14 feet to a point on the westerly margin of 30 foot right-of-way dedication;

Thence along the margin of said road as follows: N 66° 51' 00" W, 212.24 feet to a point;

Thence N 51° 49' 00" W 125.6 feet to a point;

Thence N 33° 52' 00" W 92.6 feet to a point;

Thence N 23° 04' 00" W 500.0 feet to a point;

Thence N 12° 33' 00" W, 222.90 feet to a point on the southeast corner of the J.S. Marshall land of record in Book 2601, Page 364, said Register's Office.

Thence S 69° 39' 00" E, 8.37 feet to a point;

Thence with Marshall's East line N 10° 53' 48" E, 323.00 feet to a point;

Thence leaving Marshall's line S 87° 04' 40" E, 134.46 feet;

Thence N 73° 46' 22" E, 139.56 feet to a point;

Thence N 26° 45' 15" E, 135.51 feet;

Thence N 9° 36' 19" W 131.85 feet;

Thence N 21° 31' 01" W, 492.73 feet to a point on the proposed southerly margin of Rice Road extended;

Thence along the proposed south margin of Rice Road extended as follows: S 57° 00' 00" E, 1023.82 feet;

Thence along a curve to the right having a radius of 464.03 feet a distance of 206.52 feet;

Thence S 31° 30' 00" E, 400 feet;

Thence along a curve to the left having a radius of 478.19 feet, a distance of 308.80 feet to the westerly radius return at the southwest intersection of said Rice Road and Rural Hill Road;

Thence along a curve to the right having a radius of 464.03 feet a distance of 206.52 feet;

Thence S 31° 30' 00" E, 400 feet;

Thence along a curve to the left having a radius of 478.19 feet, a distance of 308.80 feet to the westerly radius return at the southwest intersection of said Rice Road and Rural Hill Road;

Thence along a curve to the right having a radius of 25 feet, a distance of 40.99 feet to the point of beginning, containing 41.06 acres.

Being part of the same property conveyd to A.G. Spanos Construction, Inc. by deed from Robert F. Spann, Trustee, of record in Book 6304, Page 74, said Register's Office.

Said property is unimproved, and is further known and identified as Parcel No. 282 on Metro Tax Map No. 149.

Said land is subject to a 20 foot sewer easement and the right of way [illegible]

EXHIBIT B

PERMITTED EXCEPTIONS

1. Deed of Trust and Security Agreement executed by A.G. Spanos Construction Inc. to Commonwealth Title Agency of Nashville, Inc., Trustee, of record in Book 6304, page 544, to secure to FCA American Mortgage Corporation, the amount of one note in the original principal amount of $11,600,000.00 payable as set forth therein. Said Deed of Trust and Security Agreement having been assigned to American Savings and Loan Association by Assignment attached to and recorded with said Deed of Trust and Security Agreement at Book 6304, page 572, said Register's Office.

2. Assignment of Lessor's Interest in Leases from A.G.Spanos Construction Inc. to FCA American Mortgage Corporation of record in Book 6304, page 577, said Register's Office.

3. UCC-1 from A.G. Spanos Construction Inc., to FCA American Mortgage Corporation of record in Book 6304, page 584, said Register's Office and of record with the Secretary of State of the State of Tennessee, File No. 170737.

4. UCC-3 showing American Savings and Loan Association as Assignee of the indebtedness of record in Book 6304, page 589, said Register's Office and of record with the Secretary of State, state of Tennessee, File No. 170738.

5. 1986 Real Property Taxes.

6. Survey Plat of Barrett Property for A.G. Spanos Corporation of record in Book 6250, page 6, said Register's Office, shows a 20 ft. sewer easement extending across the northerly portion of said parcel.

7. Survey Plat of Barrett Property for A.G. Spanos Corporation shows a 30 ft. right-of-way dedication lying within and extending along the western boundary of premises from Rural Hill Road to J. S. Marshall tract.

8. Storm Water Detention Agreement between A.G. Spanos Construction, Inc., and the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded June 4, 1984, in Book 6306, page 513, of Register's Office for Davidson County, Tennessee.

9. All terms and conditions of the Agreement for Deed of record in Book 6325, page 837, said Register's Office.

10. Deed of Trust from A.G. Spanos Construction, Inc., to secure to The First National Bank of Chicago one note dated 6/29/84, in the original principal amount of $4,925,806.00, pursuant to the terms set forth therein of record in Book 6335, page 423, said Register's Office.

11. Deeds of conveyance to Metropolitan Government for sewer lines of record in Book 6530, page 839 and Book 6530, page 843, said Register's Office.

12. Satellite Transmisson Contract and Lease Agreement between Nashville Associates and United Satellite Antenna Television Corporation of record in Book 6500, page 110, said Register's Office.

13. Telephone Easement of record in Book 6680, page 278, said Register's Office.

95115
IDENTIFICATION REFERENCE
Apr 28 8 42 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 517

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
			743000.00- CAMT.	
			1931.80 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1944.30-	
			735BA04/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95115

IDENTIFICATION REFERENCE

APR 28 8 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241341