This instrument prepared by
Kevin J. Butler
Butler, Simeri, Konopa & Laderer
One Michiana Square, Suite 300
100 East Wayne Street
South Bend, Indiana 46601
Telephone: (219)233-3303

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98 JAN 26 AM 11:20

14615

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map	Parcel No.
Fesslers Business Park Associates 227 S. Main Street, Suite 101 Post Office Box 1331 South Bend, Indiana 46624	Same	106	62

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,

FESSLERS LANE ASSOCIATES, A LIMITED PARTNERSHIP, an Indiana limited partnership ("Grantor"), has this day bargained and sold and hereby transfers and conveys unto FESSLERS BUSINESS PARK ASSOCIATES, an Indiana limited partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Fesslers Lane Business Park, of record in Book 6250, Page 972, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more particular description.
>
> Being part of the same real property conveyed to Grantor, by deed from Thomas C. Scott, Trustee, with full power, and Hugh Entrekin, of record in book 6784, Page 883, Register's Office for Davidson County, Tennessee.
>
> This is unimproved real property known as Lot No. 3 on the Plan of Fesslers Lane Business Park.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the 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 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. 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.

5. 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.

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

7. Rights of tenants in possession.

8. Matters shown on Plan of Fesslers Lane Business Park of record in Book 6250, Page 972, Register's Office for Davidson County, Tennessee.

9. Declaration of protective covenants and owners association for Fesslers Lane Business Park of record in Book 6834, Page 921, Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, this Deed has been executed on May 16, 1986.

FESSLERS LANE ASSOCIATES, A LIMITED PARTNERSHIP, an Indiana limited partnership

By: Thomas C. Gibson
Thomas C. Gibson
Managing General Partner

STATE OF INDIANA)
)SS:
ST. JOSEPH COUNTY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Gibson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at South Bend, Indiana, on May 16, 1986.

Kevin J. Butler, Notary Public
Residing in St. Joseph County, IN

My Commission Expires:

March 14, 1988

SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 472,650.00.

Subscribed and sworn to before me, on June 6, 1986.

AFFIANT

Alan T. Foster
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-89

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

472650.00- CNVT.
1228.76 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 1233.26-
0355A06/26/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14615

IDENTIFI REFERENCE

JUN 26 11 20 AM '86

No. 263827