Map & Parcel Nos.
116-3-21, 116-3-132 & 116-3-134

WARRANTY DEED

BOOK 6996 PAGE 304

effective as of the

THIS INDENTURE, made and entered into ~~XXX~~ 1st day of October, 1986, by and between

RAYMOND ZIMMERMAN, party of the first part, and

EQUITEC INSTITUTIONAL REAL ESTATE FUND II, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for those matters shown on Exhibit "B" attached hereto and incorporated herein

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

RAYMOND ZIMMERMAN

Arlene Zimmerman

ARLENE ZIMMERMAN, WIFE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

RAYMOND ZIMMERMAN AND ARLENE ZIMMERMAN, WIFE

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of October, 1986

My commission expires 7/10/90

Paula Abernathy
Notary Public

(FOR RECORDING DATA ONLY)

Property address

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Equitec Institutional Real Estate Fund II
Post Office Box 14004
Oakland, California 94614

This instrument prepared by:
James W. Goggans, Esq.
1800 Dallas Building, Dallas, Texas 75201

State tax $
Register's fee .50
Recording fee $6.00
Total

T.G. #

Return to:

Form 85 Revised 4/10/79

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James W. Goggans
Affiant

Subscribed and sworn to before me this 1st day of October, 1986

Notary Public

Commission expires 17 May, 1987

EXHIBIT 'A'

TRACT I:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Revision of Lot No. 1, Royal Oaks, of record in Book 4885, page 182, Register's Office for said County and more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated May 13, 1975, last revised August 26, 1986, as follows:

Beginning at a point on the southeasterly margin of Harding Road, said point being S 45 degrees 30 minutes W, 959.28 feet from the southwest intersection of Harding Road and Woodmont Boulevard, being the northeast corner of the Ralph Owen, et ux, property, as of record in Book 1514, Page 187, R.O.D.C.;

Thence, N 45 degrees 30 minutes E, with the southeasterly margin of Harding Road, 415.8 feet to a point, said point being a common corner to Lot No. 2; thence, with the common line of Lot No. 2 as follows: S 44 degrees 30 minutes E, 150.9 feet to a point; S 31 degrees 10 minutes E, 125.1 feet to a point; S 41 degrees 48 minutes E, 87.0 feet to a point; S 48 degrees 12 minutes W, 306.5 feet to a point; S 37 degrees 48 minutes E, 20.0 feet to a point; S 48 degrees 12 minutes W, 104.1 feet to a point in the easterly line of the Ralph Owen, et ux, property, said point being a common corner of Lot No. 2; thence, N 39 degrees 48 minutes W, along the easterly line of the Ralph Owen property, 361.6 feet to the point of beginning. Containing 3.411 acres, more or less.

TRACT II:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, and being Lot No. 4 on the Plat of the revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated May 13, 1975, last revised August 26, as follows:

Beginning at a point on the southeasterly margin of Harding Road, said point being a common corner with First Federal Savings & Loan property, as of record in Book 3436, page 229, R.O.D.C., and located S 45 degrees 30 minutes W, 200.28 ft. from the westerly margin of Woodmont Boulevard; thence, S 39 degrees 07 minutes E, 200.0 ft. to a point, a common corner to said First Federal Savings & Loan property; thence, N. 46 degrees 26 minutes E, 42.6 ft. to a point in the south line of above mentioned property and being a common corner of Lot No. 4; thence, with the common line of Lot No. 5 as follows: S 36 degrees 57 minutes E, 83.6 ft. to a point; S 53 degrees 03 minutes W, 10.0 ft. to a point; S 36 degrees 57 minutes E, 66.4 ft. to a point, a common corner of Lot No. 3; thence, S 48degrees 12minutes W, 299.3 ft. to a point a common corner to Lot No. 3 in the east line of Lot No. 2; thence, with the common east line of Lot No. 2 as follows: N 41degrees 48minutes W, 50.7 ft. to a point; N 31degrees 10minutes W, 126.7 ft. to a point; N 44degrees 30minutes W, 159.1 ft. to a point in the southeasterly margin of Harding Road; thence, N 45degrees 30minutes E, 273.2 ft. to the point of beginning. Containing 2.205 acres more or less.

CONTINUED

EXHIBIT 'A'

TRACT III:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bound on the east by Woodmont Boulevard and South of Harding Road, and being Lot No. 5 on the Plat of the revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, Page 59, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated May 13, 1975, last revised August 26, 1986, as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, S 39 degrees 07 minutes E, 203.3 ft. from the south margin of Harding Road, said point being the southeast corner of First Federal Savings and Loan, as of record in Book 3436, Page 229, R.O.D.C.; thence, S 39 degrees 07 minutes E, 178.4 ft. to a point in said margin of Woodmont Boulevard and being a common corner of Lot No. 3; thence, S 51 degrees 13 minutes W, 173.2 ft. to a point, a common corner with Lot No. 3; thence, along a common line with Lots Nos. 3 and 4, the following calls: N 36 degrees 57 minutes W, passing the common corner of Lots Nos. 3 and 4, at 15.7 ft. in all, 82.1 ft. to a point; N 53 degrees 03 minutes E, 10.0 ft. to a point; N 36 degrees 57 minutes W, 83.6 ft. to a point in the south line of said First Federal Savings and Loan property and being a common corner with Lot No. 4; thence N 46 degrees 26 minutes E, 157.4 ft. to the point of beginning. Containing 0.650 acre more or less.

Being the same property conveyed to Raymond Zimmerman by deed from Alfred Shepard, Trustee, of record in Book 5207, Page 165, Register's office for Davidson County, Tennessee.

a. Easement, restrictive covenants and agreement as set out in Book 4744, Page 371, said Register's Office as amended in Book 4978, Page 524, said Register's Office.

b. Agreement for dedication of easement for sanitary sewers and/or storm drainage pertaining to lot No. 1, Royal Oaks, shown on the plat of record in Book 4885, Page 182, amended and modified in Book 4835, page 967, and in Book 4976, Page 356, said Register's Office.

c. Sanitary sewer easement of record in Book 3347, Page 188, Register's Office for Davidson County, Tennessee. (As to Tract No. 1)

d. Subsurface Pipeline easement of record in Book 3165, Page 607, Register's Office for Davidson County, Tennessee. (As to Tract No. 1)

e. Subject to matters shown on the Plat of record in Book 4660, Page 59, Register's Office for Davidson County, Tennessee (As to Tract 2 and 3)

f. Subject to matters shown on the Plat of record in Book 4885, Page 182, Register's Office for Davidson County, Tennessee. (As to Tract No. 1)

g. Financing Statement between Abbott Martin Corporation (Debtor) and Third National Bank (Secured Party), of record in Book 6560, Page 998, Register's Office for Davidson County, Tennessee.

h. Financing Statement between Neiman & Associates, Inc. (Debtor) and Metropolitan Federal Savings and Loan Association, (Secured Party), of record in Book 6654, Page 548, Register's Office for Davidson County, Tennessee.

i. Taxes for 1986, having been prorated and assumed by the Purchaser.

j. Tenant leases, having been assumed by the Purchaser.

k. Any other matters reflected on the survey by Barge, Waggoner, Sumner & Cannon, dated May 13, 1975, last revised August 26, 1986.

l. Any other matters of record in Davidson County, Tennessee.

4824 1
IDENTIFICATION REFERENCE
OCT 1 1 29 PM '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 6996 PAGE 308

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
		10,200,000.00	CONV	

*28560.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK28572.50-
8942A10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48241

IDENTIFT REFERENCE

OCT 1 1 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301599