THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Box 35

WARRANTY DEED

BOOK 7650 PAGE 596

Name of Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Fidelity Assurance Company	NONE	Map 175
2000 CLASSEN CENTER (NAME) 7TH FLOOR, NORTH Bldg.	(NAME)	Parcel ~~146~~ 160
(STREET ADDRESS OR ROUTE NUMBER) Oklahoma City, Oklahoma 73106	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- *Dollars,*

Cash in hand paid by AMERICAN FIDELITY ASSURANCE COMPANY, and other good and valuable considerations accepted as cash, the receipt of all which is hereby acknowledged,

KEETEN PROPERTIES, A MISSOURI LIMITED PARTNERSHIP

have this day bargained and sold, and do hereby transfer and convey unto the said AMERICAN FIDELITY ASSURANCE COMPANY

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jackson Business Park Subdivision of Lot No. 5, of record in Book 6250, page 568, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Owen Drive, said point being the south-east corner of Lot 2, Section 2, Jackson Business Park Subdivision, of record in Book 5200, page 544, said Register's Office; thence with the easterly margin of said Lot 2, North 08 deg. 01' 00" East, 545.94 feet to a point, the northeast corner of said Lot 2; thence South 81 deg. 59' 00" East 350 feet to a point *on the northerly margin of Owen Drive; thence North 81 deg. 59' 00" West 350 feet to the point of beginning, containing 191,079 square feet or 4.387 acres.

Being the same property conveyed to Keeten Properties, a Missouri limited partnership. by deed from Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies, of record in Book 6683, page 251, Register's Office of Davidson County, Tennessee.

*thence South 08 deg. 01' 00" West, 545.94 feet to a point

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 1,700,000.00

Subscribed and sworn to before me this the 21st *day of* November *19* 86

Affiant

My commission expires 1-21-89

(Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as Lot 5, Owen Drive Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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 encumbrances shown on Exhibit A attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 21st *day of* November *19* 86*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KEETEN PROPERTIES, A MISSOURI LIMITED PARTNERSHIP

By: Thomas J. Turner, III, General Partner

BY: Albert Bohnert, Jr., General Partner

By: Stephen M. Dunn, General Partner

BOOK 7050 PAGE 597

STATE OF KANSAS
COUNTY OF WYANDOTTE

Before me, Patricia Finch, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Turner, III, Albert Bohnert, Jr. and Stephen M. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of Keeten Properties, a Missouri limited partnership, the within-named bargainor, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as General Partners.

Witness my hand and official seal, at office in Mission Hills, Kansas, this 21st day of November, 1986.

Patricia Finch
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF KANSAS
PATRICIA FINCH
My Appt. Exp. 2-18-89

WARRANTY DEED

FROM

KEETEN PROPERTIES

TO

AMERICAN FIDELITY ASSURANCE COMPANY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

ENCUMBRANCES

1. Lease Agreement by and between Keeten Propeties, Inc., a Missouri limited partnership, and Keebler Company.

2. Declaration of Protective Covenants of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6250, page 568, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 10-foot public utility and drainage easement along the easterly, westerly and southerly lines, and a 35-foot public utility and drainage easement along the northerly line of said lot, and certain notes.

66959

IDENTIFICATION REFERENCE

Nov 25 2 19 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 7050 PAGE 599

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	1,700,000.00	4760.00 STATE .50 PRFE 9.00 MORT CHECK 4769.50-	

025931 11/25/86 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66959

IDENTIFT REFERENCE

Nov 25 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16074