Bk 37

MDSC000621 04/06/87 pf

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

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Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Sierra Capital Realty Trust IV One Maritime Plaza Suite 500 San Francisco, CA 94111 Attention: Acquisitions Department		183-0-56 Field Book Numbers 5D-57660

Send tax bills to: Owner X
Mortgagee ____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Hal R. Pettigrew, a resident of Texas ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Sierra Capital Realty Trust IV, a California corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

This is improved property known as 1550 Heil Quaker Boulevard, Nashville, Tennessee.

Said property is conveyed subject to the matters reflected on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B attached hereto.

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

WITNESS our hands this 7th day of April, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hal R. Pettigrew

STATE OF TENNESSEE
APR 9 12 13 PM '87
REGISTER'S OFFICE
DAVIDSON COUNTY

13281

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STATE OF TEXAS)
)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Hal R. Pettigrew, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 1987.

OFFICIAL SEAL
CHERYL MOCZYGEMBA
NOTARY PUBLIC TEXAS
PRINCIPAL OFFICE IN
DALLAS COUNTY
MY COMMISSION EXPIRES APRIL 25, 1989

Cheryl Moczygemba
Notary Public

My Commission Expires:

4-25-89

STATE OF California)
)
COUNTY OF San Francisco)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,700,000.00.

Affiant

Sworn to and subscribed before me this 8th day of April, 1987.

Patricia Downey
Notary Public

My Commission Expires:

July 27, 1990

OFFICIAL SEAL
PATRICIA DOWNEY
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Comm. Expires July 27, 1990

EXHIBIT A

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Heil Quaker Boulevard near Corporate Place and of record in Plat Book 6900, page 260, R.O.D.C.T. and described according to a survey by Barge, Waggoner, Sumner & Cannon, William C. Watson, licensed surveyor, dated 4-21-86, last revised 4-3-87, job #10046, to wit, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Heil Quaker Boulevard, said point being South 04° 19' West, 430 feet, more or less, from the centerline of Corporate Place, said point also being the southwesterly corner of Section XI, Interchange City Industrial Park as of record in Book 4675, Page 91, R.O.D.C., and the northwesterly corner of the herein described parcel;

THENCE, leaving said easterly margin of Heil Quaker Boulevard with the southerly line of said Section XI, Interchange City Industrial Park, South 81° 31' East, 503.61 feet to a point, said southerly line also being the centerline of a railroad spur;

THENCE, continuing with said centerline with a curve to the right, 121.00 feet to an iron pin, said curve having a central angle of 06° 03', a radius of 1145.92 feet, a tangent of 60.56 feet and a chord of South 78° 30' East, 120.94 feet;

THENCE, continuing with said centerline, South 75° 28' East, 510.14 feet to an iron pin;

THENCE, leaving said centerline, South 44° 26' West, 455.46 feet to a point;

THENCE, South 08° 30' West, 63.00 feet to a point;

THENCE, North 83° 13' West, 46.71 feet to a point;

THENCE, South 44° 26' West, 121.30 feet to an iron pin;

THENCE, North 81° 31' West, 746.33 feet to an iron pin;

THENCE, North 58° 38' West, 96.23 feet to an iron pin in the easterly margin of Heil Quaker Boulevard;

THENCE, with said easterly margin with a curve to the left, 555.17 feet to an iron pin, said curve having a central angle of 27° 03' 00", a radius of 1175.92 feet, a tangent of 282.86 feet and a chord of North 17° 51' East, 550.02 feet;

THENCE, continuing with said easterly margin, North 04° 19" East, 11.32 feet to the point of beginning.

Containing 564,797 square feet or 12.97 acres, more or less.

Being the same property conveyed to Hal Pettigrew by deed from Crescent Properties Company of record in Book 6948, page 938, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Hal Pettigrew by deed from McDowell Development Corporation of record in Book 7192, page 184, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Metro taxes for 1987, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by the provisions of T.C.A. §67-5-603, et seq.

3. Restrictive covenants of record in Book 4673, page 508, said Register's Office.

4. All matters shown on the Plan of record in Book 6900, page 260, said Register's Office for Davidson County, Tennessee.

5. All matters shown on the survey made by Barge, Waggoner, Sumner & Cannon, dated 4-21-86 last revised 4-3-87, job no. 10046.

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

RECEIVED OF _____

FOR _____

BOOK 7198 PAGE 61

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
		4,700,000.00 cons.		
			13'[illegible].[illegible] STAX	
			.50 [illegible]	
			12.00 MOR	
			CHECK 13'72.50-	
			26723.04/CS/87 REL .2[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3281

IDENTIFICATION REFERENCE

APR 9 12 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67542