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File 24

| Address New Owner: | Map-Parcel Numbers: |
|---|---|
| Sierra Capital Realty Trust IV<br>One Maritime Plaza<br>Suite 500<br>San Francisco, CA 94111 | Map 183<br>Parcel 59 |
| **Send Tax Bills To:** | **Address of Mortgagee:** |
| Same | |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Industrial Expressway Company, a Michigan partnership consisting of Joseph Naiman, Jack Naiman, Milton Dressner, Jerome Schliefer, Nicholas Tullio, Rick Dickman and Jack Friedman (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Sierra Capital Realty Trust IV, a California corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this 7th day of May, 1987.

Julie M. Lofton
Notary Public
My Commission Expires: 7/17/88

1. Real estate taxes for the current year which have been prorated between the parties.

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 4675, page 91, said Register's Office for Davidson County, Tennessee.

This is improved property, known as ~~100~~ 1600 Corporate Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5 day of MAY, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WITNESS:

NASHVILLE INDUSTRIAL EXPRESSWAY COMPANY, a Michigan partnership

Partner

WITNESS:

Jack Naiman
Partner

WITNESS:

Milton H. Dresner
Partner

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STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, KAREN A. GIFFIN, a Notary Public of the State and County aforesaid, personally appeared JACK DAWAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Nashville Industrial Expressway Company, a Michigan partnership, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership, by himself as Partner.

WITNESS my hand and official seal this 5th day of May, 1987.

OFFICIAL SEAL
KAREN A. GIFFIN
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. Oct. 20, 1990

Karen A. Giffin
Notary Public

My Commission Expires: Oct. 20, 1990

IDENTIFICATION REFERENCE 23563

MAY 7 2 06 PM '87
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

STATE OF Michigan

COUNTY OF Oakland

Before me, Catherine Randazzo, a Notary Public of the State and County aforesaid, personally appeared MILTON H. DRESNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Nashville Industrial Expressway Company, a Michigan partnership, the within names bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership, by himself as Partner.

WITNESS my hand and official seal this 6th day of May, 1987.

Catherine Randazzo
Notary Public

CATHERINE RANDAZZO
Notary Public, Macomb Co., Mich.
My Comm. Expires Nov. 5, 1990

My Commission Expires:

Acting in Oakland County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Julia M. Loftin, a Notary Public of the State and County aforesaid, personally appeared Joseph Dresner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Nashville Industrial Expressway Company, a Michigan partnership, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership, by himself as Partner.

WITNESS my hand and official seal this 7th day of May, 1987.

Julia M. Loftin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 17, 1988

EXHIBIT A

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Heil-Quaker Boulevard and Corporate Place, being Lot Number One, as shown on the plan of Interchange City Industrial Park, Section XI, as of record in Book 4675, Page 91, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Heil-Quaker Boulevard, said point being S 04° 19' W, 430.0 feet from the centerline of Corporate Place, as measured along said easterly margin, said point also being the northwesterly corner of Lot Number One, as shown on the plan of Second Revision, Interchange City Industrial Park, Section XIII as of record in Book 6900, Page 260, Register's Office of Davidson County, and the southwesterly corner of the herein described parcel;

THENCE, with said easterly margin N 04° 19' E, 375.52 feet to a point;

THENCE, continuing with said easterly margin with a curve to the right 38.75 feet to a point in the southerly margin of Corporate Place, said curve having a central angle of 88° 48', a radius of 25.00 feet, a tangent of 24.48 feet and a chord of N 48° 43' E, 34.98 feet;

THENCE, with said southerly margin S 86° 53' E, 476.78 feet to a point;

THENCE, continuing with said southerly margin with a curve to the right 83.78 feet to a point, said curve having a central angle of 05° 40' 12", a radius of 846.60 feet, a tangent of 41.92 feet and a chord of S 84° 02' 54" E, 83.75 feet.

THENCE, leaving said southerly margin with the westerly line of property conveyed to Interchange City Associates, Ltd., by deed of record in Book 6381, Page 227, Register's Office of Davidson County, S 08° 29' W, 450.62 feet to a point in the northerly line of Lot Number One as shown on the plan of Second Revision Interchange City Industrial Park, Section XIII as of record in Book 6900, Page 260, Register's Office of Davidson County, Tennessee;

THENCE, with said northerly line with a curve to the left 50.14 feet to a point, said curve having a central angle of 02° 30' 25", a radius of 1145.92 feet, a tangent 25.07 feet, and a chord of N 80° 15' 47" W, 50.14 feet;

THENCE, continuing with said northerly line N 81° 31' W, 503.61 feet to the point of beginning.

Containing 242,402 square feet, or 5.56 acres, more or less.

Being the same property conveyed to Nashville Industrial Expressway Company, a Michigan partnership consisting of Joseph Naiman, Jack Naiman, and Milton Dresner, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 4783, page 828, Register's Office of Davidson County, Tennessee.

05/07 4:55 EC CHECK

4:55

**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 |
|---|---|---|---|---|

1,550,000.00 CONV.

4340.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 4352.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

23563

IDENTIFICATION REFERENCE

MAY 7 2 06 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79095