file #3

Prepared By: Weldon B. White, Jr.
162 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip R. Duke & Associates No. 35 Limited Partnership 8900 Keystone Crossing, Suite 1100 Indianapolis, Indiana 46240 Attention: D. Eugene Zink, Jr.	Same	Map 107 Parcel 131

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Air Corporate Associates, Ltd., a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto Phillip R. Duke & Associates No. 35 Limited Partnership, an Indiana limited partnership, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said 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 as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

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

This is unimproved property.

Witness our hands this 12th day of May, 1987.

AIR CORPORATE ASSOCIATES, LTD.,
a Tennessee Limited Partnership

By: _____
L. H. Hardaway, Jr.
General Partner

By: HARDAWAY REALTY COMPANY INC.,
formerly Imperial Associates, Inc.,
a Tennessee corporation, general partner

By: _____
L. H. Hardaway, Jr.

All of the General Partners of
Air Corporate Associates, Ltd.

25093

IDENTIFICATION REFERENCE

May 12 2 15 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 1987 personally appeared before me, the undersigned, a Notary Public in and for the State and County, the within named L. H. Hardaway, Jr., 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 general partner of Air Corporate Associates, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed this deed for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and official at Nashville, Tennessee, on this 12th day of May, 1987.

Debra D. Rice
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 1987, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice Chairman of Hardaway Realty Company Inc., formerly Imperial Associates, Inc., a corporation that is a general partner of Air Corporate Associates, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as Vice Chairman of Hardaway Realty Company Inc., being authorized so to do, executed this deed for the purposes therein contained, by signing the name of the limited partnership by the corporation by himself as Vice Chairman.

Witness my hand and official seal at Nashville this 12th day of May, 1987.

Debra D. Rice
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,515,000.00. The tax due in respect of this transfer pursuant to T.C.A. Sec. 67-4-409 (a) was paid at the time of the recording of the Land Contract relating thereto, which Land Contract is of record in Book 6614, page 441, Register's Office of Davidson County, Tennessee; accordingly no additional tax is due in connection with the recording of this deed.

Affiant

Subscribed and sworn to before me, this the 12th day of May, 1987.

Notary Public

My Commission Expires: 3/11/91

EXHIBIT A

LOT N:

LAND lying in the 1st Civil District, Davidson County, Tennessee, being a portion of the property conveyed to Air Corporate Associates, Ltd., as of record in Book 6459, page 289, Register's Office for Davidson County, Tennessee, and more particularly described as Lot "N" on the plan of Century City - Lots "M" & "N", of record in Plat Book 6250, Page 630, said Register's Office.

DUPLICATE

Tax paid on this
in the amount of $ 391.50
on Instrument #I2348
recorded in Davidson
County Registers Office
Date 5-12-87
Dep Reg.

EXHIBIT B

1. 1987 ad valorem taxes.

2. Plat of Century City - Lots "M" & "N" of record in Plat Book 6250, Page 630, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants of Century City of record in Book 6504, Page 723, Register's Office for Davidson County, Tennessee.

4. Assigument of Contract and Deed of Trust dated July 24, 1985, from Phillip R. Duke & Associates No. 35 Limited Partnership to William B. Goodman, Trustee, in the original principal amount of $700,000 of record in Book 6614, Page 454, Register's Office for Davidson County, Tennessee.

5. Any claim, lien or encumbrance resulting from any act or omission of Grantee or any person claiming by, through or under Grantee.