B0128

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Address New Owner:	Map-Parcel Numbers:
Sierra Capital Realty Trust IV One Maritime Plaza, Suite 500 San Francisco, CA 94111	Map 183 Parcel 54
Send Tax Bills To:	
Same	

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, John Hancock Mutual Life Insurance Company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto 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 reference (the "Property").

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

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

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration or value, whichever is greater, for this transfer is $1,840,000.00

Affiant Henry J. Desmond

Subscribed and sworn to me before me this 27th day of August, 1987.

Mary R. Steede
Notary Public
My commission expires:
February 8, 1991

MAIL CHECK

This is improved property, known as 1634 J. P. Hennessy Boulevard, LaVergne, 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 (heirs) (successors) and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's (heirs) (successors) and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN HANCOCK MUTUAL
LIFE INSURANCE COMPANY

By: _____ WB
Henry J. Desautel
Assistant Treasurer

ATTEST:

By: _____ WB
Barry P. Sanborn
Assistant Secretary

THE COMMONWEALTH OF MASSACHUSETTS }
COUNTY OF SUFFOLK } ss.

On this 27th day of August, 19 87, before me, the undersigned, a Notary Public in and for the said Commonwealth, residing therein, duly commissioned and sworn, personally appeared HENRY J. DESAUTEL to me personally known, who by me duly sworn, did say that he is a n Assistant Treasurer of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

Marie C. O'Brien
Notary Public in and for said Commonwealth
Marie C. O'Brien

My commission expires September 1, 19 89

60434

IDENTIFI REFERENCE

AUG 28 3 45 PM '87

DAVIDSON COUNTY, TN

EXHIBIT "A"

Property Description

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, lying east of J. P. Hennessy Drive and north of Firestone Parkway and being more fully described as follows:

BEGINNING at an iron pin on the east right of way line of J. P. Hennessy Drive at the northwest corner of Lot No. 1 on the Plan of Interchange City Industrial Park, Section "X", as recorded in Book 4675, page 19, Register's Office for Davidson County, Tennessee, said pin is also 3,285.6 feet north of the north right of way line of Firestone Parkway and on the southerly right of way line of a Louisville and Nashville Railroad Spur and proceeding as follows: with the south right of way line of said spur, south 75 degrees 39 minutes 37 seconds east 60.06 feet to an iron pin; thence with a 549.47 foot radius curve to the left 205.07 feet to an iron pin, said curve has a chord bearing and distance of south 86 degrees 21 minutes 07 seconds east 203.789 feet; thence north 82 degrees 57 minutes 23 seconds east 332.59 feet to a point in the center of Hurricane Creek; thence, up stream with the center, south 26 degrees 14 minutes west 973.34 feet to a point, the southeast corner of said Lot No. 1 of Section "X"; thence, north 86 degrees 07 minutes west 265.83 feet to an iron pin in the center of a Louisville and Nashville Railroad Spur; thence north 45 degrees 00 minutes 17 seconds east 135.62 feet to an iron pin in the center of the same spur; thence north 55 degrees 01 minutes 46 seconds west 250.40 feet to a concrete monument on the east right of way line of J. P. Hennessy Drive; thence with said line in a northerly direction and 848.51 foot radius curve to the left 228.14 feet to an iron pin, said curve has a chord bearing and distance of north 23 degrees 32 minutes 10 seconds east 227.453 feet; thence north 15 degrees 50 minutes east 200.15 feet to an iron pin; thence with a 2,261.83 foot radius curve to the right 212.77 feet to the point of beginning, said curve has a chord and distance of north 18 degrees 31 minutes 42 seconds east 212.677 feet, and containing 9.01 acres.

This tract is Lot No. 1 on the Plan of the Resubdivision of Section "X" of Interchange City Industrial Park, as recorded in Book 5210, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Hancock Mutual Life Insurance Company by deed from Clarence Sutherland and Susan C. Sutherland, as of record in Book 5764, Page 477, Register's Office for said County.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		1,840,000.00 Conv. Amt.		

5152.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 5164.50-
70.00A08/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60434

IDENTIFICATION REFERENCE

AUG 28 3 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10804