INSTRUMENT #90478
DEC 2 4 06 PM '88

BOOK 7718 PAGE 785

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counsellor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
FFCA/IIP 1988 Property Company
3443 N. Central Avenue
Phoenix, Arizona 85012

SEND TAX BILLS TO:
same

MAP & PARCEL NO.
Part of 118-11-144

WARRANTY DEED

THIS INDENTURE, entered into this 29th day of November, A.D. 1988, by and between APPLE MUSIC CITY, INC., a Tennessee Corporation, hereinafter referred to as Party of the First Part, and FFCA/IIP 1988 PROPERTY COMPANY, a Delaware General Partnership, hereinafter referred to as Party of the Second Part,

WITNESETH;

THAT, for and in consideration of the sum of One and no/100ths ($1.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part has bargained, sold, transferred and conveyed, and by these presents does bargain, sell transfer and convey unto the Party of the Second Part all of its right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

PROPERTY located in the City of Berry Hill, Davidson County, Tennessee, being part of Lot Number 24, Block "J", Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, page 36, R.O.D.C., Tennessee and described according to a survey by R. L. Montoya-Land Surveying dated November 28, 1988 as follows:

BEGINNING at an iron pin in the North margin of Thompson Lane, said point being the southwest corner of lot number 24, the southeast corner of lot number 25; thence, along the common line between said lots North 4 degrees 34 minutes 06 seconds East, 110.74 feet to a point; thence, leaving said line between lots 24 and 25, South 85 degrees 16 minutes 45 seconds East 77.28 feet to a point; thence, South 4 degrees 45 minutes 01 seconds West, 110.42 feet to a point in the North margin of Thompson Lane; thence, with said north margin North 85 degrees 31 minutes 00 seconds West, 76.93 feet to the point of beginning, containing 8526.25 square feet, 0.20 Acres more or less.

Also conveyed hereby is a non-exclusive easement and right for the Party of the Second Part, its successors and assigns, customers, guests, licensees, invitees, tenants and agents to use the automobile parking areas, pedestrian and vehicular access ways, sidewalks and passageways, and ingress and egress areas on that property identified as Berry Hill Square, a Shopping Center, being property conveyed to Thompson Lane Associates by deed of record in Book 7107, page 951, Register's Office for said County, said easement being for ingress-egress parking and all purposes for which such areas would customarily be utilized; provided, however, that the employees of the Grantee or its tenants shall be restricted to parking behind the Shopping Center.

Also conveyed hereby is an exclusive easement to maintain a free standing sign upon the parking area adjoining the subject property to the east, as shown on the survey of R. L. Montoya-Land Surveyor, dated 11-28-88.

Also conveyed hereby is a non-exclusive easement to connect to and use the sanitary sewer lines in the above-mentioned Shopping Center which are currently serving the subject property.

BEING the same property conveyed to Party of the First Part by deed from Thompson Lane Associates of record in Book 7718, page 782, said Register's Office.

This is improved property, known as 718 Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together will all of the appurtenances, estate, title and interest thereto belonging to the Second Party, its successors and assigns, forever.

The First Party covenants with the Second Party that the said First Party is seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except the plat of record and the 1988 taxes.

First Party further covenants and binds itself and its successors to forever warrant and defend the title to the said land to the Second Party, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this instrument to be executed on the date first above written.

APPLE MUSIC CITY, INC.

BY: _____
ROBERT B. AKARD, JR., President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared, ROBERT B. AKARD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of APPLE MUSIC CITY, INC., the within named bargainor, a Tennessee corporation, and that he, as such president, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand and seal at office this 30th day of November, 1988.

My commission expires:
11 January 1992

_____
NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

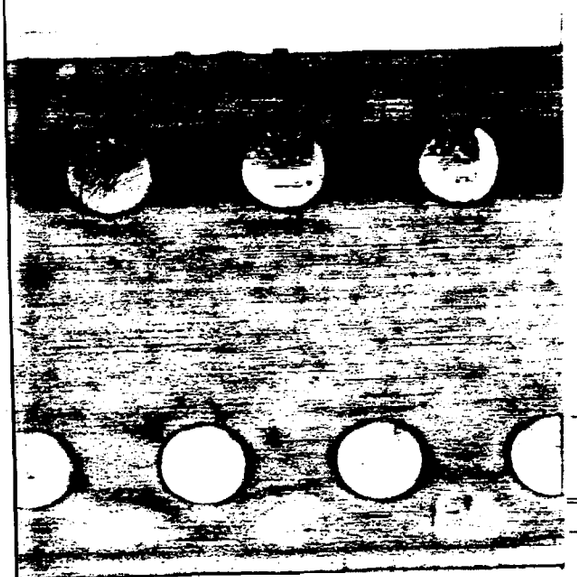
The actual consideration for this transfer, or value of the property (whichever is greater) is $ 851,000.00 .

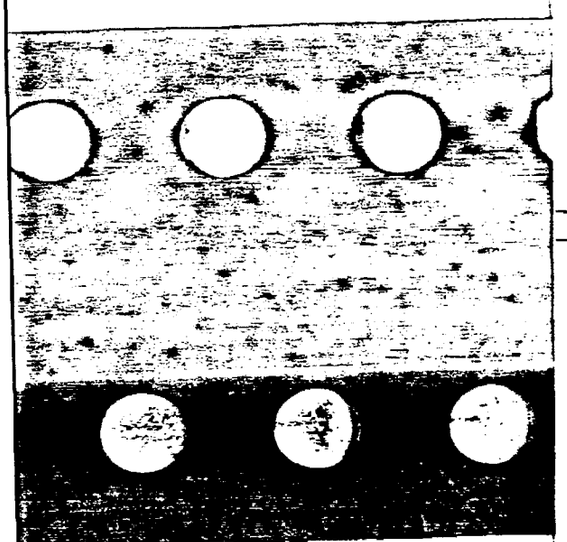
_____
AFFIANT

Sworn to and subscribed before me
this 30th day of November, A.D. 1988.

_____
NOTARY PUBLIC

My Commission expires:
11 January 1992





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

CAMT
851000.00
CON TX 2808.30
PRFEE 0.50
MISC 6.00
TOTAL 2814.80
CHECK 2814.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/02/88 01 16:07 0001 3800

90478

IDENTIFICATION REFERENCE

DEC 2 4 06 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 160026