BOOK 7718 PAGE 848

90485

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

IDENTIFICATION REFERENCE

DEC 2 4 10 PM '88

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

SEND TAX BILLS TO:
same

MAP & PARCEL
134-14-37

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,

WITNESSETH;

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, transfered 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:

REAL PROPERTY in Davidson County, Tennessee being Lot 3 on the Plan of South Perimeter Park, Section 5, Second Revision, a plat of which is of record in Book 6050, page 302, Register's Office for said County.

BEING the same property conveyed to Party of the First Part by deed from SEV Venture of record in Book 7718, page 842, said Register's Office.

This is improved property, known as 335 Harding Place, 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.

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: Robt B Akard Jr

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 the President of APPLE MUSIC CITY, INC., the within named bargainor, a Tennessee corporation, and that he, as such President, 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}

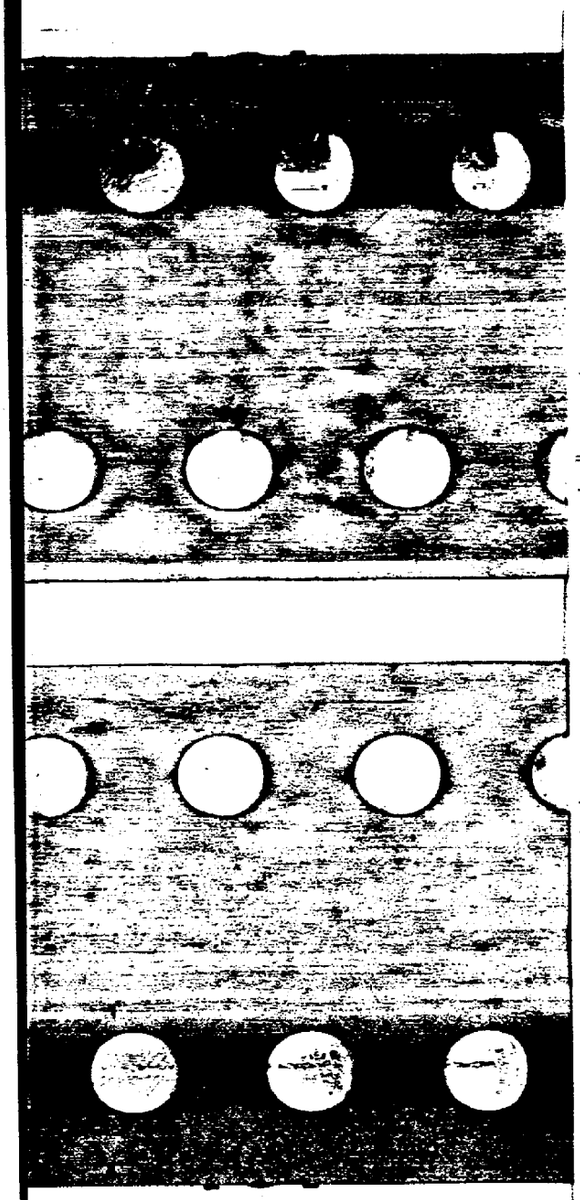
The actual consideration for this transfer, or value of the property (whichever is greater) is $1,350,000.00.

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 _____

BOOK 7718 PAGE 850

| | | |
|---|---|---|
| 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 1350000.00
CON TX 4455.00
PRFEE 0.50
WDEED 6.00
TOTAL 4461.50
CHECK 4461.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/02/88 01 16:11 0001 3807

90485

IDENTIFICATION REFERENCE

DEC 2 4 10 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 160033