SEND TAX BILL TO:

RRP Management Corp.
11400 W. Olympic Blvd., 7th Fl.
Los Angeles, California 90064

Attn: Sandra Kossacoff, Esq.

ADDRESS NEW OWNER(S):

c/o RRP Management Corp.
11400 W. Olympic Blvd., 7th Fl.
Los Angeles, California 90064

Attn: Sandra Kossacoff, Esq.

THIS INSTRUMENT PREPARED BY:

Sandra Kossacoff, Esq.
RRP Management Corp.
11400 W. Olympic Blvd., 7th Fl.
Los Angeles, California 90064

Map _____ Gr. _____

Parcel 118-06-0 158.0

Improved X

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,980 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

REAL PROPERTIES MLP LIMITED PARTNERSHIP,
a Delaware limited partnership
By: RRP-DGT GP, CORP.,
a Delaware corporation

By: _____
Affiant

Subscribed and sworn to before me, this the 13th day of December, 1989

_____
Notary Public

My Commission Expires: 10-2-92

OFFICIAL SEAL
LOIS L. ERWIN
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Oct. 2, 1992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and NO/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FLIGHT DECK, LTD., a California limited partnership, Gerald L. Schulman, General and Authorized Partner, has this day bargained and sold, and by these presents does hereby transfer and convey unto REAL PROPERTIES MLP LIMITED PARTNERSHIP, a Delaware limited partnership, its successors and assigns in fee simple forever, the following described tract or parcel of land, lying and situated in the Town of Nashville in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said tract or parcel of land, with any and all improvements and appurtenances thereunto belonging, unto the said REAL PROPERTIES MLP LIMITED PARTNERSHIP and its successors and assigns, in fee simple forever.

Gerald L. Schulman, the General and Authorized Partner, COVENANTS that said Partnership is lawfully seized and possessed of said property; that it has a good and lawful right to sell, transfer and convey the same; that the same is free, clear and unencumbered except as set forth below; and that it will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

This conveyance is further subject to zoning ordinances, rules and regulations of Davidson County, Tennessee, and the City of Nashville, to such variations a new and accurate survey might reveal, to such state of facts as a personal inspection of the premises would or might disclose inclusive of the exact location of public utilities on the premises, the liens of prior deeds of trust and contracts of subordination and assignments and all other matters appearing of public record in Davidson County, Tennessee, and the rights of parties now in possession of the premises.

POSSESSION shall be given on December 31, 1989.

IN WITNESS WHEREOF, the General and Authorized Partner of FLIGHT DECK, LTD., a California limited partnership, has executed this Deed of Conveyance on the 13th day of December, 1989.

FLIGHT DECK, LTD.,
a California limited partnership

By: Gerald L. Schulman
Gerald L. Schulman,
Its General Partner

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Personally appeared before me, a Notary Public, in and for said state and county, GERALD L. SCHULMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the General and Authorized Partner of FLIGHT DECK, LTD., a California Limited Partnership, the within named bargainor, a partnership, and that he as such General and Authorized 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 the General and Authorized Partner.

WITNESS MY HAND AND SEAL at office this the 13th day of December, 1989.

Lois L Erwin
NOTARY PUBLIC

My Commission Expires: 10-2-92

OFFICIAL SEAL
LOIS L. ERWIN
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Oct 2, 1992

LEGAL DESCRIPTION

Flight Deck, Ltd.

All that certain plot or parcel of land situated in the town of Nashville, Davidson County, Tennessee, being more particularly described as 798 Berry Road, Berry Hill, Tennessee, being further described as:

Beginning at a point in the northerly margin of Berry Road and the westerly right-of-way line of the L&N Railroad and running thence northerly with said right-of-way 535 feet to a point 112 feet south of the intersection of the L&N Railroad and the Southerly margin of the Tennessee Central Railway; thence running South 77° 32' 05" West 120.51 feet to a point in the easterly right-of-way of I-65; thence with said right-of-way South 01° 53' West, 155 feet to a point; thence with said right-of-way line 375.6 feet to a point in the northerly margin of Berry Road 100 feet west of the westerly L&N Railroad right-of-way; thence easterly with said Berry Road 100 feet to the point of beginning, containing approximately 57,079 square feet.

Being the same property conveyed to FLIGHT DECK, LTD., a California limited partnership, by Warranty Deed from MIRAMAR INVESTMENTS, a California corporation, recorded in Deed Book 5980 at Page 164 of the Register's Office for Davidson County, Tennessee.

93566

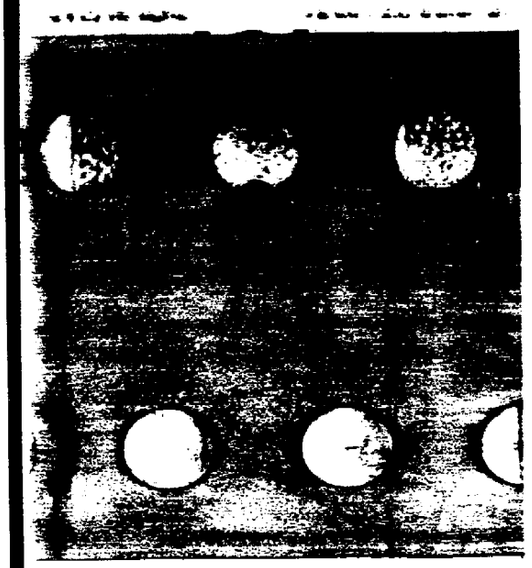
IDENTIFICATION REFERENCE

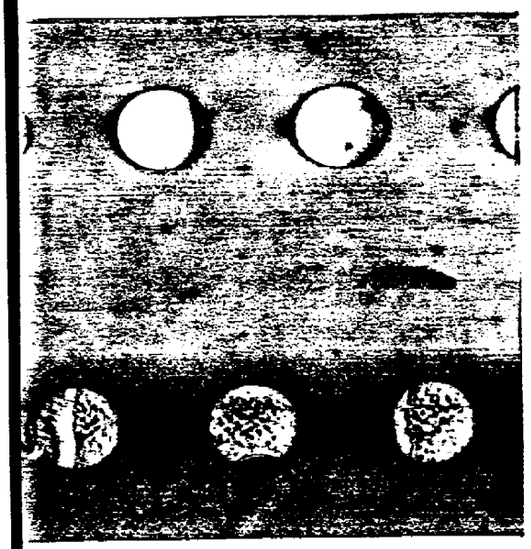
JAN 3 1 55 PM '90

DAVIDSON COUNTY, TN

772: 01/03 0101 03CHECK 577.60

EXHIBIT "A"





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8018 PAGE 42

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

	AMT
	171980.00
CON TX	567.60
PRFEE	1.00
WDEED	9.00
TOTAL	577.60
CHECK	577.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/90 01 13:56 0001 9791

93566

IDENTIFICATION REFERENCE

JAN 3 1 55 PM '90

DAVIDSON COUNTY, TN

No. 280947