RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 8214 PAGE 643

New Owner
Bocadale Co.
77 Terrytown Rd.
Suite 100
White Plains, NY 10607
Send Tax Bills: Same

Map 051-08-0
Parcel 17

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT NATIONAL REALTY ASSOCIATES II, a Pennsylvania limited partnership, whose address is c/o Brandywine Corporation, Rts. 1 and 202, Chadds Ford Business Park, Chadds Ford, Pennsylvania 19317 ("Grantor") hereby grants, sells and conveys to BOCADALE COMPANY, a New York general partnership, whose address is 77 Tarrytown Road, Suite 100, White Plains, New York 10607 ("Grantee") for the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, ALL THAT CERTAIN parcel of real property situate in the City of Madison, Davidson County, State of Tennessee, TOGETHER WITH all and singular the streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof, and more particularly described in Exhibit "A" attached hereto and forming a part hereof.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and all the estate and rights of the Grantor in and to the same unto the Grantee, its successors and assigns forever; and the Grantor does hereby bind itself, its successors and assigns to warrant and forever defend the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under the said Grantor.

UNDER AND SUBJECT NEVERTHELESS, to all easements and restrictions of record, and that certain Mortgage and Security Agreement with Western National Life Insurance Company recorded in Davidson County Book 6049 page 523.

IN WITNESS, the said Grantor has hereunto set its hand and seal effective as of the 28th day of September, 1990.

Witness:

NATIONAL REALTY ASSOCIATES II, a Pennsylvania limited partnership

By: BRANDYWINE CORPORATION, a New Jersey corporation, its sole general partner

By: _____
Bruce E. Moore, President

Attest: _____
Phillip C. Giovinco, Secretary

[CORPORATE SEAL]

Prepared by: Donna B. Epstein, Esquire
Blank, Rome, Comisky & McCauley
Four Penn Center Plaza
Philadelphia, PA 19103

STATE OF PENNSYLVANIA:
ss
COUNTY OF Delaware :

On the 27th day of September, 1990, before me, the undersigned officer, personally appeared BRUCE E. MOORE, and PHILLIP C. GIOVINCO, as President and Secretary, respectively, of BRANDYWINE CORPORATION, a New Jersey corporation, the said corporation being the sole general partner of NATIONAL REALTY ASSOCIATES II, a Pennsylvania limited partnership, and who further acknowledged that they did execute the foregoing instrument as such officers of said BRANDYWINE CORPORATION, in its capacity as general partner of NATIONAL REALTY ASSOCIATES II, in behalf of NATIONAL REALTY ASSOCIATES II, and that said instrument is the voluntary act and deed of such officer, and the voluntary act and deed of said BRANDYWINE CORPORATION and NATIONAL REALTY ASSOCIATES II, for the uses and purposes therein stated.

Witness my hand and seal the day and year aforesaid.

Debra Parker-Moore
Notary Public

NOTARIAL SEAL
DEBRA PARKER-MOORE, Notary Public
Birmingham Twp., Delaware Co.
My Commission Expires May 29 1993

MADISON.DED

BOOK 8214 PAGE 645

STATE OF Pennsylvania

COUNTY OF Delaware

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $266,343.92.

Affiant

Subscribed and sworn to before me this 27th day of Sept., 1990.

NOTARIAL SEAL
DEBRA PARKER-MOORE, Notary Public
Birmingham Twp., Delaware Co.
My Commission Expires May 29, 1993

Notary Public

My commission expires:

EXHIBIT 'A' BOOK 8214 PAGE 646

LAND in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the westerly right-of-way of Gallatin Pike (US 31-E) said point of beginning being the northeast corner of this tract and the SE corner of the Red Ace Petroleum Co., Inc., property of record in D.B. 4518, page 225, Register's Office for Davidson County, Tennessee; thence with the margin of said pike S 29° 00' 00" West 100.00 feet to an iron pin set by others; thence leaving the margin of said pike and with the line of the U-Haul Company of Nashville, a Tennessee corporation, property of record in D.B. 5136, page 215, Register's Office for Davidson County, Tennessee, N 61° 00' 00" West 211.50 feet to a concrete monument set by others; thence continuing with said U-Haul property N 20° 11' 21" East 101.19 feet to a concrete monument, set by others, in the southerly line of the Bert C. Ferguson et ux property of record in D.B. 3252, page 539, Register's Office for Davidson County, Tennessee; thence with Ferguson's line S 61° 00' 00" East passing Ferguson's corner at 77.0 feet in all 227.00' to the point of beginning, containing 21,924 square feet, more or less.

BEING the same property conveyed to National Realty Associates II, a Pennsylvania Corporation, by Special Warranty Deed from MVS Associates II, a Pennsylvania limited partnership, of record in Book 6097, page 504, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing ... this Document Unsatisfactory When Received.

8993 10/10 0101 03CHECK 888.79

63886

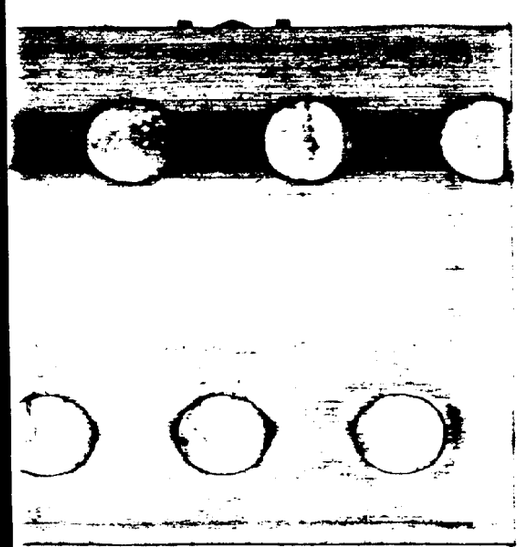
IDENTIF. REFERENCE

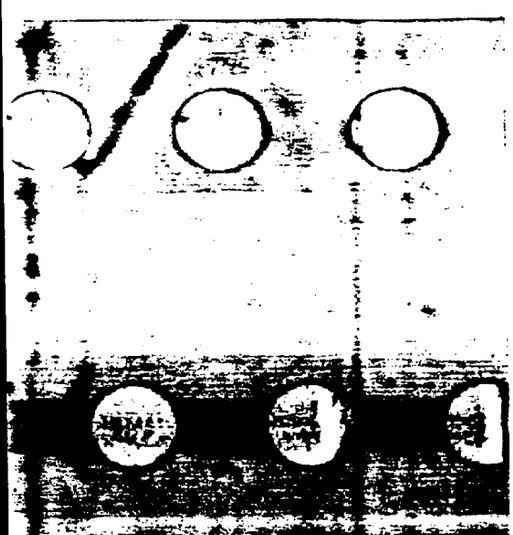
OCT 10 11 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

PICK-UP

EXHIBIT "A"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8214 PAGE 647

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

CAMT 266343.92
CON TX 878.79
PRFEE 1.00
WDEED 9.00
TOTAL 888.79
CHECK 888.79

10/10/90 01 11:05 0001 8993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63886

IDENTIF. REFERENCE

OCT 10 11 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 363254