# WARRANTY DEED
## (CORPORATE FORM) BOOK 8912 PAGE 294

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Larry Rottunda<br>AmberJack, Ltd.<br>P.O. Box 614<br>Bloomington, IL 61702 | AmberJack, Ltd.<br>(NAME)<br>P.O. Box 614<br>(STREET ADDRESS)<br>Bloomington, Illinois 61702<br>(CITY) (STATE) (ZIP) | 120 - 1<br>155 & 156 |

THIS INDENTURE, made and entered into this 1st day of April 19 93
by and between State Farm Life Insurance Company

a corporation organized and existing under and by virtue of the laws of the State of Illinois
party of the first part, and

AJ Partners Limited Partnership, an Illinois limited partnership

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville
the County of Davidson, State of Tennessee.

See Exhibit "A" and "B" attached

MAIL ENV.

APR 9 9 16 AM '93
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

08.1.1-8

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:
William J. Hess
Assistant Secretary

STATE FARM LIFE INSURANCE COMPANY
By: William C. Gale
~~President~~ Investment Officer

Illinois
STATE OF ~~TENNESSEE~~, COUNTY OF ~~SHELBY~~

Before me, Lea Ann Waugh, a Notary Public of said State and County aforesaid, personally appeared William C. Gale and William J. Hess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Investment Officer & Assistant Secretary of the State Farm Life Insurance Company, the within named bargainor, a corporation, and that he/she as such Inv. Officer & Asst. Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself/herself~~ themselves as Inv. Officer & Asst. Secretary

WITNESS my hand and seal, at office in Bloomington, Illinois, this the 1st day of April, 1993.

Notary Public

"OFFICIAL SEAL"
Lea Ann Waugh
Notary Public, State of Illinois
My Commission Expires 10/10/94

My Commission Expires _____ day of _____, 19____.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 3,192,757.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of April, 1993

NOTARY PUBLIC

My commission expires 7-7 1993

PROPERTY ADDRESS:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of The Oaks as of record in Plat Book 4660, page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly margin of Vultee Drive said point being the northwesterly corner of Stardust Acres Subdivision, of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee, thence with the westerly margin of Stardust Acres Subdivision, South 3 degrees, 48 minutes West 408.08 feet to a point in the northerly margin of the Martha Uthman property of record in Book 1072, page 55, Register's Office for Davidson County, Tennessee; thence with said margin North 84 degrees 09 minutes West 203.60 feet to a point, said point being the northeasterly corner of the G. O. and Charles Uthman property of record in Book 2445, page 41, Register's Office for Davidson County, Tennessee; thence along the northerly margin of said property South 56 degrees 07 minutes West 72.20 feet to a point; thence South 32 degrees 09 minutes West 172.88 feet to a point; thence South 13 degrees 18 minutes West 108.12 feet to a point; thence North 48 degrees 49 minutes West 269.98 feet to a point in the easterly margin of Kermit Drive; thence along said margin of Kermit Drive with a curve to the left which has a radius of 345.0 feet in a northwesterly direction a distance of 328.57 feet to the beginning of a curve; thence around said curve which has a radius of 255.00 feet in a northerly direction a distance of 91.24 feet to a point; thence North 0 degrees 51 minutes West 25.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet to an easterly direction a distance of 39.27 feet to a point in the southerly margin of Vultee Drive; thence with same in an easterly direction 271.20 feet to the beginning of a curve; thence around said curve which had a radius of 750.00 feet in a northerly direction a distance of 291.98 feet to the point of beginning, containing 5.65 acres, more or less.

BEING the same property conveyed to The Oaks Tower, a joint venture, by Deed from Ervin M. Entrekin, Trustee of record in Book 4824, page 425, said Register's Office, said property subsequently conveyed to Associated Realty Investors by deed of record in Book 6224, page 307, said Register's Office.

This is improved property known as The Oaks Office Complex, Nashville, Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, State of Tennessee, described as follows, to-wit:

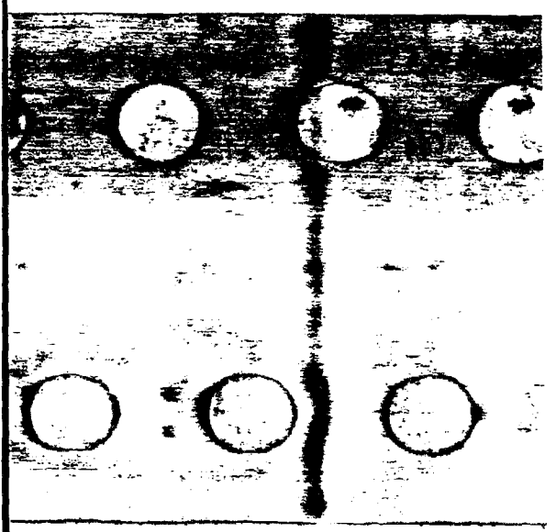
A tract of land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Subdivision Plan of The Oaks, as of record in Plat Book 4660, page 139, Register's Office of Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner, and Cannon, Inc., dated September 29, 1972, as follows:

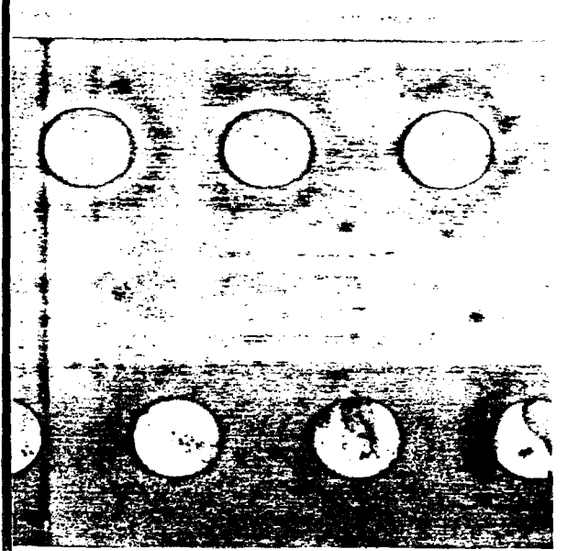
Beginning at a point in the south margin of Vultee Drive, said point being 878.18 feet west of the northwest corner of Stardust Acres Subdivision, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, is measured along the southerly margin of Vultee Drive; thence with the southerly margin of said Vultee Drive, south 89 degrees 9 minutes east, 215.00 feet to a point; thence southeasterly 39.27 feet with a curve to the right having a radius of 25 feet, and a central angle of 90 degrees to a point in the proposed west margin of Kermit Drive; thence southwesterly with the west margin of said Kermit Drive as follows: south 0 degrees 51 minutes west, 25.00 feet to a point; southerly 109.13 feet with a curve to the left having a radius of 305 feet and a central angel of 20 degrees 30 minutes to a point, southwesterly 313.21 feet with a curve to the right having a radius of 295 feet and a central angel of 60 degrees 50 minutes to a point, south 41 degrees 11 minutes west, 62.34 feet to a point; thence leaving said Kermit Drive north 48 degrees 49 minutes west 219.79 feet to a point; thence north 0 degrees 51 minutes east 356.30 feet to the point of beginning, containing 2.57 acres, more or less.

Being the same property conveyed, Walter Reed Capps, Theodore H. Lightfoot and Jack Driver and Son, Inc., by deed from American Equity Developers, Inc., of record in Book 4662, page 973-974, said Register's Office, and a portion of the property subsequently conveyed to Associated Realty Investors/The Oaks, a North Carolina limited partnership by deed of record in Book 6224, page 307, said Register's Office.

This is improved property known as The Oaks Office Complex, Nashville, Davidson County, Tennessee.

RECORDERS MEMO
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**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8912 PAGE 297

| | | |
|---|---|---|
| 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 |
| | | | | 3192757.00 |
| | | | | CON TX 11813.36 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 11826.36 |
| | | | | CHECK 11826.36 |
| 04/09/93 | 01 | | | 09:15 0001 3754 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0811.8

IDENTIFICATION REFERENCE

APR 9 9 16 AM '93

DAVIDSON COUNTY, TN

**No.** 638537