WARRANTY DEED BY CORPORATION

THIS INDENTURE, made this 4th day of April, A.D., 1994, between SECURITY PACIFIC FINANCE CREDIT CORP., a corporation created and existing by virtue of the laws of the State of Delaware, and doing business at 1000 W. Pond Creek Rd, in the County of San Diego, State of California, Party of the First Part, and BA PROPERTIES, INC., a Delaware Corporation, Party of the Second Part.

WITNESSETH

6170 04/20 0101 03CHECK 174.63

That the said Party of the First Part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration to it in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Party of the Second Part, the following described premises; to-wit:

Situated in Davidson County, Tennessee, being Lot No. 47 on the Plan of Fortland Park, Section III, of record in Book 2900, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 85 feet on the Easterly side of Riverside Drive and runs back between lines 168.3 feet on the Northerly side and 220.7 feet on the Southerly side to a dead line in the rear on which it measures 99.5 feet.

Being the same property conveyed to Ollie N. Round and wife, Lanelle G. Round by deed of record in Book 3105, Page 53, Register's Office for Davidson County, Tennessee. The said Ollie N. Round died on January 14, 1989, predeceased by the said Lanelle G. Round. Said property was devised to Sherrell Round by Last Will and Testament of Ollie Neal Round, which is of record in Book 8469, Page 856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Security Pacific Finance Credit Corp. by Charles H. Child, Substitute Trustee, by Trustee's Deed dated March 25, 1994, recorded in Deed Book 9289, Page 518, in the Register's Office of Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to the said Party of the Second Part, its successors and assigns forever.

And the said Party of the First Part for itself and for its successors does hereby covenant with the said Party of the Second Part, its successors and assigns that it is lawfully seized in fee simple of the premises above conveyed and it has full power, authority and right to convey the same, that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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

PROPERTY OWNER:
BA Properties, Inc.
333 S. Hope St., 17th Floor
Los Angeles, CA 90071

MORTGAGEE:
N/A

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Jack W. Piper, Jr.
P. O. Box 219
Knoxville, TN 37901

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BA Properties, Inc
(NAME OF PERSON OR AGENCY)
333 S. Hope St., 17th Floor
Los Angeles, CA 90071
(ADDRESS OF ABOVE PARTY)

94 APR 20 AM 10:14
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
41029

This deed is executed pursuant to authority given by the Board of Directors of said Company.

IN WITNESS WHEREOF, the said Corporation hath hereunto caused its corporate seal to be affixed and these presents to be signed by its Assistant Vice President, and attested to by its Assistant Secretary, the day and year first above written.

SECURITY PACIFIC FINANCE CREDIT CORP.

BY: _____
Michael Holland Assistant Vice President

ATTEST: _____
SECRETARY Laura Myer
Assistant Secretary

STATE OF _____)

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of San Diego } SS.

On 4/6/94 (date) before me, Kay Williams (Notary)

personally appeared Michael F. Holland / Laura Myer

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kay Williams
Notary's Signature

KAY WILLIAMS
Comm. # 1009882
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires Nov. 21, 1997

The actual consideration or true value, whichever is greater, for this transfer is $44,766.00

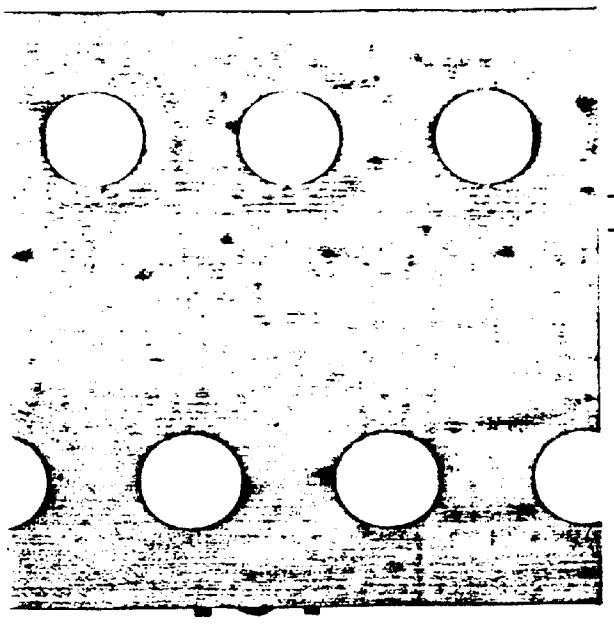
_____
AFFIANT

Sworn to and subscribed before me this 12th day of April, 1994.

_____
NOTARY PUBLIC
My Commission Expires: 1-31-96

Tax Map and Parcel No.: 083-11-0





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9317 PAGE 638

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 44766.00
CON TX 165.63
PRFEE 1.00
WDEED 8.00
TOTAL 174.63
CHECK 174.63

04/20/94 01 10:15 0001 6170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41029
IDENTIF. ↑ REFERENCE

94 APR 20 AM 10:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 781334