FL 35
CTIC

SPECIAL WARRANTY DEED

BOOK 9777 PG 707

8119 08/30 0101 03CHECK 36254.50

This Instrument Prepared By:
Shumaker, Loop & Kendrick
1000 Jackson Street
Toledo, Ohio 43624-1573

WHEN RECORDED MAIL TO: Allen, Matkins, Leck, Gamble & Mallory
515 South Figueroa Street, 8th Floor
Los Angeles, California 90071
Attn: Anthony S. Bouza, Esq.

SEND TAX BILLS TO: 3319 WEA Corporation
c/o PMRealty Advisors, Inc.
800 Newport Center Drive, Suite 300
Newport Beach, California 92660
Attn: Gerald P. Sakura

MAP/PARCEL NO.: Map 104-6
Parcel 162

95 AUG 30 AM 10: 1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00094690
IDENTIF. & REFERENCE

STATE OF California)
)SS:
COUNTY OF Orange)

The actual consideration or value, whichever is greater, for this transfer is $9,795,000.00.

Affiant: 3319 WEA Corporation

By: _____

Title: VICE PRESIDENT

Kenneth Footlik
Comm. #1013684
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
Comm. Expires Jan. 18, 1998

Subscribed and sworn to before me, this the 22 day of August, 1995.

_____
Notary Public

My Commission Expires: 1/18/98

THIS INDENTURE, made this _____ day of August, 1995, between OTTAWA PROPERTIES, INC., a corporation organized and existing under the laws of the State of Michigan ("Grantor"), of the one part, and 3319 WEA CORPORATION, a corporation organized and existing under the laws of the State of Delaware ("Grantee"), of the other part.

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W I T N E S S E T H:

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00) and other good and valuable considerations accepted as cash to Grantor in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged, has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, successors and assigns forever the certain tract of land situated in the County of Davidson, State of Tennessee, being described as follows:

Being Lots Nos. 5 and 6, the westerly part of Lot No. 4 and the easterly part of Lot No. 7 on the plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being described according to a survey prepared by Michael V. Holmes (Tennessee Registered Land Surveyor, No. 213) of Michael V. Homes & Associates, Inc. dated March 23, 1995, as follows:

BEGINNING at an iron pin in the southerly margin of West End Avenue and the northwesterly corner of the Leader Federal Savings and Loan Company's property; thence with said margin of West End Avenue, North 36 degrees 45 minutes 44 seconds East, 162.50 feet to an iron pin; thence leaving said margin of West End Avenue, South 53 degrees 53 minutes 00 seconds East, 315.00 feet to an iron pin in the northerly margin of Orleans Drive; thence with said margin of Orleans Drive, South 57 degrees 51 minutes 30 seconds West, 86.12 feet to an iron pin; thence continuing with the margin of Orleans Drive, South 62 degrees 01 minutes 04 seconds West, 91.71 feet to an iron pin; thence leaving said margin of Orleans Drive, North 53 degrees 53 minutes 00 seconds West, 244.87 feet to the point of beginning, containing 45,772.979 square feet, or 1.051 acres, more or less.

Being the same property conveyed to Diamond Savings and Loan Company, by deed from Alpha Property Service Co., formerly known as Corporex Properties of Nashville, Inc., of record in Book 8370, page 965, Register's Office of Davidson County, Tennessee; the said Diamond Savings and Loan Company having merged into KGM Investment Company and the said KGM Investment Company having merged into Ottawa Properties, Inc., pursuant to Affidavit of record in Book 8882, page 175, Register's Office for Davidson County, Tennessee.

This is improved property known as Crystal Terrace Office Building, 3319 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, successors and assigns; Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple; that the same is free of all encumbrances except zoning resolutions and ordinances, easements, agreements and restrictions of record, and taxes and assessments due and payable after delivery hereof; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted land and premises Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21st day of August, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

WITNESSES:

GRANTOR:
OTTAWA PROPERTIES, INC.,
a Michigan corporation

Signature- Susan TenEyck
Print Name- Susan TenEyck

By: Dennis Greenwald
Its: President

Signature- Susan M. Russell
Print Name- SUSAN M. RUSSELL

STATE OF OHIO)
)SS:
COUNTY OF LUCAS)

Before me, Sara M. Beach, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dennis Greenwald, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President, of OTTAWA PROPERTIES, INC., the within named bargainor, a Michigan corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in the name of the corporation by himself as President.

Witness my hand and official seal, at office in Lucas County, Ohio, this 21st day of August, 1995.

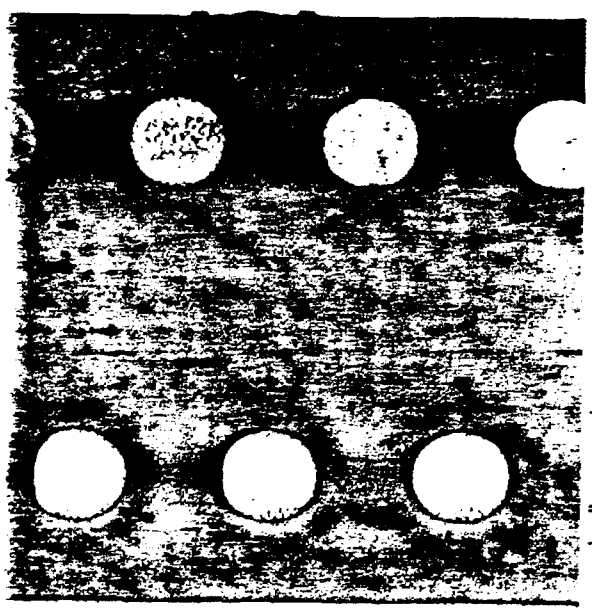
Sara M. Beach
Notary Public

SARA M. BEACH
Notary Public, State of Ohio
My Commission Expires May 23, 1999

My Commission Expires:

NOTARIAL SEAL - OHIO [SEAL]

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9777 PG 710

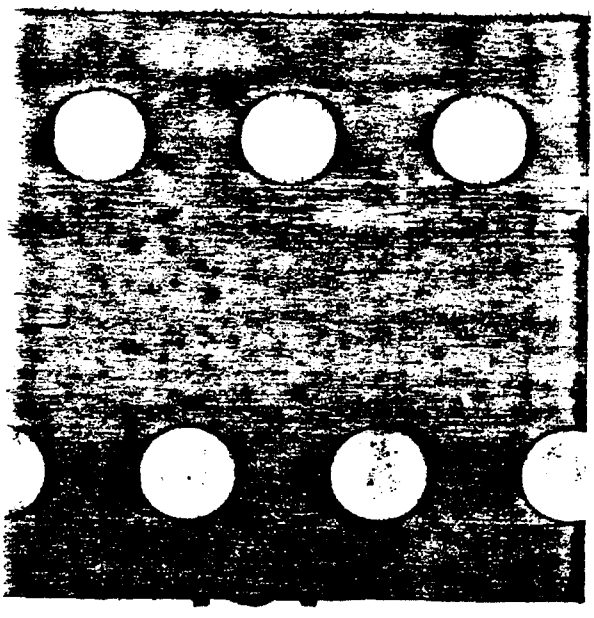
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
9795000.00
CON TX 36241.50
PRFEE 1.00
MDEED 1.00
ERR CO
MDEED 1.00-
MDEED 12.00
TOTAL 36254.50
CHECK 36254.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/95 01 10:19 0001 8119



00946690
IDENTIF. # REFERENCE

95 AUG 30 AM 10: 19
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

No.947042