BOOK 10179 PG 165

Box 49
32926

SPECIAL WARRANTY DEED

FROM: The Trustees of LaSalle Fund III
Grantor(s)

TO: Gaedeke Holdings, Ltd.
Grantee(s)

This instrument prepared by:
R.K. Hagan
Suite 4322
200 East Randolph Drive
Chicago, Illinois 60601

Address New Owner(s) as Follows:

c/o Gaedeke Landers, LLC
4131 North Central Expressway
#900 LB 6
Dallas, Texas 75204
Attn: Mr. D.W. Landers

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:
Gaedeke Holdings, Ltd.
4131 North Central Expressway
#900 LB 6
Dallas, Texas 75204
Attn: Mr. D.W. Landers

Map Parcel Numbers:
95-110, 95-25, 95-26 and 95-29

Field Book Numbers:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is EIGHTEEN MILLION FIVE HUNDRED NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY EIGHT Dollars ($18,597,378.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of AUGUST, 1996.

"OFFICIAL SEAL"
MARILYN M. KRZUS
Notary Public, State of Illinois
My Commission Expires Nov. 8, 1999

Notary Public

My commission expires: 11/8/99

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, DANIEL W. CUMMINGS, STUART L. SCOTT, ROBERT C. SPOERRI and LYNN C. THURBER, not personally, but as Trustees

under that certain Declaration of Trust, dated August 1, 1985, creating LASALLE FUND III, a group trust, acting through its agent and manager, LaSalle Advisors Limited ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto GAEDEKE HOLDINGS, LTD, a Texas limited partnership ("Grantee"), its sucessors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Property is improved property known as Highland Ridge III, 565 Marriott Drive, Nashville, Tennessee, together with certain adjacent vacant land known as Higland Ridge IV.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantee has not sold, conveyed or encumbered the Property except for those matters set forth herein, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Properety to Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but none others, except as to those matters set forth herein to which this conveyance is expressly made subject.

WITNESS my hand this 30th day of August, 1996.

DANIEL W. CUMMINGS, STUART L. SCOTT, ROBERT C. SPOERRI, and LYNN C. THURBER, not personally, but as Trustees under that certain Declaration of Trust, dated August 1, 1985, creating LASALLE FUND III, a Group Trust, acting through its agent and manager:

LASALLE ADVISORS LIMITED

By: _____

Title: Managing Director

BOOK 10179 PG 167

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, MARILYN M. KRZUS, a Notary Public in and for the County and State aforesaid, personally appeared WADE W. JUDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MANAGING DIRECTOR of LaSalle Advisors Limited, which is the agent and manager of the Trustees of LaSalle Fund III, the within named bargainor, and he on behalf of said bargainor executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in the state and county aforesaid, this 30th day of AUGUST, 1996.

"OFFICIAL SEAL"
MARILYN M. KRZUS
Notary Public, State of Illinois
My Commission Expires Nov. 8, 1999

Marilyn M. Krzus
Notary Public

My commission Expires:

November 8, 1999

EXHIBIT "A"

TRACT NO. 1

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Three, Highland Ridge, as shown on plat of record in Plat Book 6200, page 136, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Kenneth M. Campia, C. Gary Gerst, William D. Sanders and Stuart L. Scott as Trustees under that certain Declaration of Trust dated August 1, 1985 creating LaSalle Fund, III, A Group Trust, by Deed of Record in Book 7825, page 776, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, according to the boundary survey prepared by Ragan-Smith-Murphy and Associates, Inc., dated September 23, 1987, Job No. 73-260, being more fully described as follows:

1. Beginning at an existing concrete monument on the south right-of-way line of the frontage road to Marriott Drive at the northwest corner of a tract conveyed to Willie Irene Benson Page, as recorded in Will Book 78, page 508, Register's Office of Davidson County, Tennessee, and proceeding as follows:

2. With the west boundary line of Highlands Subdivision, S 6 deg. 44 min. 51 sec. E, for a distance of 99.77 feet to an existing nail in top of post; thence,

3. With the same, N. 86 deg. 33 min. 04 sec E, for a distance of 176.93 feet to an existing nail in top of post; said point is on the westerly line of Highlands Subdivision, as recorded in Book 2663, page 127, Register's Office of Davidson County, Tennessee, and being the most northeasterly corner of this herein described tract; thence,

4. With a southeasterly line between above said two tracts, S. 4 deg. 19 min. 03 sec. E, for a distance of 319.51 feet to an existing iron pin; thence,

5. With the same, S 10 deg. 17 min. 46 sec. W, for a distance of 498.11 feet to an existing iron pin. Said point is the northeasterly corner of Highland Ridge, Section 3, Lot 3, as recorded in Plat Book 6200, page 136, and in Deed Book 6478, page 259, Register's Office of Davidson County, Tennessee, and the most southeasterly corner of this tract; thence,

6. With a common property line between above said two tracts, N 77 deg. 05 min. 07 sec. W, for a distance of 610.73 feet to an existing iron pin. Said point being in the east right-of-way of Marriott Drive; thence,
7. Along said right-of-way, N 12 deg. 54 min. 53 sec. E, for a distance of 462.42 feet to an existing iron pin; thence,

8. Continuing along said right-of-way with a curve to the right and having a radius of 321.79 feet, a distance of 199.70 feet to a set iron pin. Said curve has a chord bearing and distance of N 30 deg. 41 min. 35 sec. E, 196.50 feet; thence,

9. With the south right-of-way of said frontage road, N 48 deg. 28 min. 17 sec. E, for a distance of 78.73 feet to a set iron pin; thence,

10. Continuing along said right-of-way, N 64 deg. 27 min. 34 sec. E, for a distance of 45.75 feet to a set iron pin; thence,

EXHIBIT "A" CONTINUED

11. With the same, N 64 deg. 20 min. 25 sec. E, for a distance of 104.20 feet to an existing concrete monument; thence,

12. N 65 deg. 09 min 00 sec. E, for a distance of 20.25 feet to an existing concrete monument; thence,

13. N 74 deg. 36 min. 29 sec. E, for a distance of 57.84 feet to the point of beginning and containing 437,309 square feet or 10.04 acres of land more or less.

Being the same property conveyed to Kenneth M. Campia, C. Gary Gerst, William D. Sanders and Stuart L. Scott, as Trustees under that certain Declaration of Trust dated August 1, 1985, creating LaSalle Fund III, A Group Trust by Deed of Record in Deed Book 7374, page 672, Register's Office of Davidson County, Tennessee.

0221491

IDENTIFICATION REFERENCE

96 SEP -5 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

(Phases III & IV)

Exhibit B

Permitted Exceptions

1. Restrictive Covenants of record in Book 5762, page 691 through 722 in the Official Records of Davidson County, Tennessee.

2. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6055, page 777, as amended and restated in Book 6408, page 640. Said amendment and restatement was rerecorded in Book 6409, page 17 in the Official Records of Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7374, page 643 in the Official Records of Davidson County, Tennessee.

4. Development Agreement of record in Book 5762, page 677 in the Official Records of Davidson County, Tennessee.

5. Restrictive Covenants and Easements of record in Book 7713, page 578 in the Official Records of Davidson County, Tennessee.

6. Terms and Provisions of Lease between Highland Ridge Properties, Phase III and AmTemps, Inc. short form of which is of record in Book 7030, page 869 in the Official Records of Davidson County, Tennessee. (Tract 1)

7. Terms and Provisions of Lease between Highland Ridge Properties, Phase III and Fanning Personnel of Nashville, Inc. Short Form of which is of record in Book 7030, page 872 in the Official Records of Davidson County, Tennessee. (Tract 1)

8. Storm Water Detention Agreement of record in Book 6486, page 270 in the Official Records of Davidson County, Tennessee. (Tract 1)

9. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5699, page 245 in the Official Records of Davidson County, Tennessee. (Tract 2)

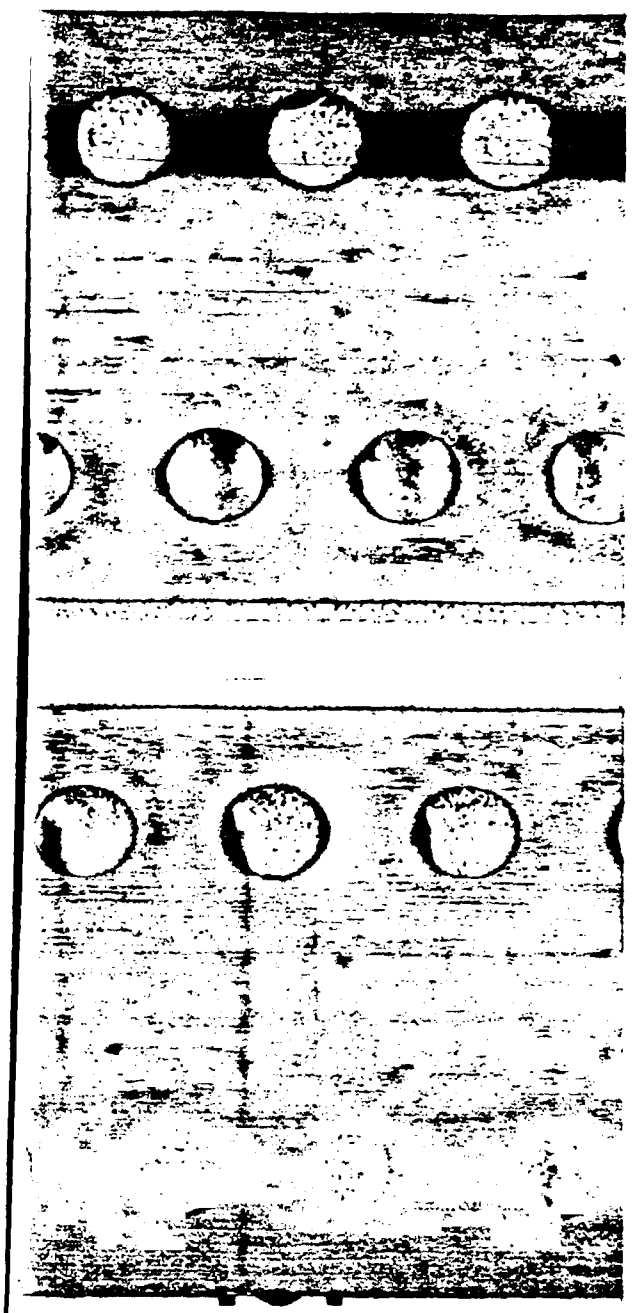
10. Restrictions shown on Plat recorded in Book 5200, page 375 in the Official Records of Davidson County, Tennessee. (Tract 2)

11. All matters as to Tract 1 shown on Plat recorded in Book 6200, page ~~135~~ 136 in the Official Records of Davidson County, Tennessee, including but not limited to:

    a. 60' Minimum Building Setback Line from easterly boundary.
    b. 10' Public Utilities Easement along Marriott Drive.

c. Public Utility and Drainage Easements established by Plat Book 5200, page 375.
d. Public Utility and Drainage Easement in northeasterly corner.
e. Restrictions as set forth in Owner's Certificate.

4440 09/05 0101 03CHECK 68839-30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 172

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. 18,597,378.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221491
IDENTIF. & REFERENCE

96 SEP -5 AM 8:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

			CON TX	68810.30
			PRFEE	1.00
			WDEED	28.00
			TOTAL	68839.30
			CHECK	68839.30
09/05/96	01	08:51	0001	4440

No. 1026941