BOOK 10792 PG 977 FILE BOX 57

SPECIAL WARRANTY DEED

Address New Owner:	**Send tax bills to:**	**Map & Parcel No.**
	USG Annuity & Life co.	
Airlane Investors, LLC	**c/o ING Investment Management**	**Map: 107**
300 Broadway	**5780 Powers Ferry Road, NW**	**Parcel: 95 & 99**
Nashville, TN 37201	**Suite 300**	
	Atlanta, GA 30327-4349	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Realmark Property Investors Limited Partnership - IV (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto Airlane Investors, LLC (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1

Lot No. 5 on the Plan of the Second Revision of Metropolitan Industrial Park, Phase Two, Section 7 of record in Book 5200, page 483, Register's Office for Davidson County, Tennessee.

Tract 2

Lot No. 18 on the Plan of Metropolitan Industrial Park, Phase II, Section Nine of record in Book 5190, page 348, Register's Office for Davidson County, Tennessee.

The above tracts being the same property conveyed to Realmark Property Investors Limited Partnership - IV by deed recorded in Book 6950, page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth on Exhibit A attached hereto.

TO HAVE AND to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 10th day of February, 1998.

By: Realmark Property Investors Limited Partnership - IV

By: Realmark Properties, Inc., General Partner

By: Michael J. Colmerauer

Its: Secretary

STATE OF NEW YORK)
COUNTY OF ERIE)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Colmerauer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Secretary, of Realmark Properties, Inc., a Delaware corporation, General Partner of Realmark Property Investors Limited Partnership - IV the within named bargainor, that said he as such Secretary executed the foregoing instrument on behalf of Realmark Properties, Inc. for the purposes therein contained by signing the name of the corporation as _____.

WITNESS my hand and official seal at Buffalo, N.Y. on this the 10th day of February, 1998.

NOTARY PUBLIC

My commission expires: _____

WILLIAM H. MATTREY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Feb. 28, 19 99

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,700,000.00 .

R C Mathews
Affiant

Subscribed and sworn to before me this 12th day of February, 1998.

Kim L. Wilson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

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EXHIBIT A

1. Taxes for 1998 which have been prorated and are assumed by the Grantee.

2. Restrictive Covenants of record in Book 5107, page 411, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plats referenced in the property description.

4. Memorandum of Lease of record in Book 8734, page 869, Register's Office for Davidson County, Tennessee.

0400243
IDENTIFICATION REFERENCE

98 FEB 12 PM 12:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2890 02/12 0101 03CHECK 17407.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 10792/981

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
4700000.00
CON TX 17390.00
PRFEE 1.00
WDEED 16.00
TOTAL 17407.00
CHECK 17407.00

02/12/98 01 12:58 0001 2890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400243
IDENTIF. REFERENCE

98 FEB 12 PM 12:58

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 1253412