Box 37
LL

Instr:200008300085914 Page: 1 OF 7
REC'D FOR REC 08/30/2000 3:06:36PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $34199.10

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lincoln Realty Capital Corp. 200 East Berry Street Fort Wayne, IN 46801-7818 Attention: Asset Management, Industrial	Map 12, Parcels 201 and 202 Map 12-15-0-A, Parcel 203	[SAME]
This instrument prepared by: Boult, Cummings, Conners & Berry (JTT) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WESTCO DEVELOPMENT # 15, L. P., a Tennessee limited partnership, whose mailing address is c/o Weston Management Company, P.O. Box 17847, Memphis, Tennessee 38187-0847, Attention: Steve Montoya ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named has GRANTED, BARGAINED, SOLD, AND CONVEYED, and does hereby GRANT, BARGAIN, SELL, AND CONVEY unto **LINCOLN REALTY CAPITAL CORP.**, an Indiana corporation, whose mailing address is 200 E. Berry Street, Fort Wayne, Indiana 46801-7818 ("Grantee"), that certain real property situated in Nashville, Tennessee, more particularly described on **Exhibit A**, attached hereto and made a part hereof for all purposes (the "Property").

THIS CONVEYANCE IS MADE SUBJECT TO the Permitted Encumbrances set forth on **EXHIBIT B**, attached hereto and made a part hereof.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 9,243,000.

Walter J. Kowinke
Affiant

Subscribed and sworn to before me this 29th day of August 2000.

Loretta B. Lane
Notary Public

My Commission Expires: 3/23/2004

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

0661366.04
057510-373 08/28/2000

TO HAVE AND TO HOLD the Property and all improvements located thereon, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except the Permitted Encumbrances described on **EXHIBIT B**, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors, and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, without warranty express or implied, all interest as of the date hereof, if any, of Grantor in (i) strips and gores, if any, between the Property and abutting properties, and (ii) any land lying in or under the bed of any street, alley, road, or right-of-way (opened or proposed) abutting or adjacent to the Property.

Grantor warrants and represents that all taxes and assessments against the Property for tax years prior to 2000 have been paid.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, Grantor executes this Special Warranty Deed effective as of the 30th day of August, 2000.

WESTCO DEVELOPMENT # 15, L. P., a Tennessee limited partnership

By: Weston Properties, Inc., General Partner

By: _____
Michael M. Caldwell, Executive Vice President

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Michael M. Caldwell, 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 Executive Vice President of Weston Properties, Inc., a corporation, and that said corporation is a general partner of Westco Development # 15, L. P., a limited partnership, and that he as such Executive Vice President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand seal at office this 28th day of August 2000.

Martin W. Brown
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JAN. 31, 2001

After Recording, Return to:

J. Thomas Trent, Jr.
BOULT, CUMMINGS, CONNERS & BERRY, PLC
414 Union Street
Suite 1600
P.O. Box 198062
Nashville, Tennessee 37219

0661366.04
057510-373 08/28/2000

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, 2 and 3, Northfork Industrial Park, Section 1, Phase 1, according to the Plat thereof, as recorded in Plat Book 9700, Page 387, Register's Office of Davidson County.

Also being described as:

TRACT I:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located west of Springfield Highway (U.S. Highway 41) north of Goodlettsville, Tennessee, being Lot No. 1 on the Second Revision of Northfork Industrial Park, Section I, Phase I, of record in Plat Book 9700, page 387, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Northfork Lane, said point being S 75° 40' 43" W, 262.58 feet along said margin from the west end of the northwest return of the intersection of Springfield Highway and Northfork Lane;

Thence, with said northerly margin of Northfork Lane, S 75° 40' 43" W, 83.46 feet to a point;

Thence, with a curve concave to the north having a central angle of 10° 01' 22", a radius of 495.00 feet and a chord of S 80° 41' 25" W, 86.48 feet for an arc length of 86.59 feet to a point;

Thence, S 85° 42' 05" W, 221.26 feet to a point;

Thence, with a curve concave to the north having a central angle of 90° 51' 04", a radius of 30.00 feet and a chord of N 48° 52' 23" W, 42.47 feet for an arc length of 47.57 feet to a point in the easterly margin of Oakbluff Lane;

Thence, with said margin and a curve concave to the east having a central angle of 01° 49' 18", a radius of 495.00 feet and a chord of N 02° 32' 15" W, 15.74 feet for an arc length of 15.74 feet to a point;

Thence, N 01° 37' 33" W, 323.60 feet to a point;

Thence, with a curve concave to the west having a central angle of 08° 27' 39", a radius of 555.00 feet and a chord of N 05° 51' 21" W, 81.88 feet for an arc length of 81.96 feet to a point;

Thence, N 88° 22' 26" E, 286.43 feet to a point in the 100-year flood plain line;

Thence, with said 100-year flood plain line the following calls:
S 01° 45' 55" E 15.58 feet to a point;

S 26° 05' 28" E 253.53 feet to a point;
S 13° 29' 36" E 167.01 feet to the point of beginning, containing 158,911 square feet or 3.65 acres more or less.

TRACT II:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located west of Springfield Highway (U.S. Highway 41) north of Goodlettsville, Tennessee, being Lot No. 2 on the Second Revision of Northfork Industrial Park, Section I, Phase I, of record in Plat Book 9700, page 387, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Northfork Lane, said point being S 75° 40' 43" W, 261.00 feet from the west end of the return at the southwest intersection of Springfield Highway and Northfork Lane;

Thence, leaving Northfork Lane, with 100-year flood plain line the following calls:
S 16° 17' 07" E 77.14 feet to a point;
S 05° 34' 42" E 135.77 feet to a point;
S 11° 39' 31" W 295.52 feet to a point in the northeast corner of Lot No. 3;

Thence, with the common line of Lot No. 3, S 85° 42' 05" W, 343.10 feet to a point in the easterly margin of Oakbluff Lane;

Thence, with said margin and a curve concave to the west having a central angle of 45° 34' 22", a radius of 60.00 feet and a chord of N 27° 05' 06" W, 46.48 feet for an arc length of 47.72 feet to a point;

Thence, with a curve concave to the north having a central angle of 45° 34' 25", a radius of 40.00 feet and a chord of N 27° 05' 04" W, 30.98 feet for an arc length of 31.82 feet to a point;

Thence, N 04° 17' 55" W, 370.00 feet to a point;

Thence, with a curve concave to the east having a central angle of 89° 59' 58", a radius of 30.00 feet and a chord of N 40° 42' 04" E, 42.43 feet for an arc length of 47.12 feet to a point in the southerly margin of Northfork Lane;

Thence, with Northfork Lane, N 85° 42' 05" E, 221.31 feet to a point;

Thence, with a curve concave to the north having a central angle of 10° 01' 22", a radius of 555.00 feet and a chord of N 80° 41' 25" E, 96.96 feet for an arc length of 97.09 feet to a point;

Thence, N 75° 40' 43" E, 88.74 feet to the point of beginning, containing 202,398 square feet or 4.65 acres, more or less.

TRACT III:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located west of Springfield Highway (U.S. Highway 41) north of Goodlettsville, Tennessee, being Lot No. 3 on the Second Revision of Northfork Industrial Park, Section I, Phase I, of record in Plat Book 9700, page 387, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Oakbluff Lane, said point being the common corner of herein described tract and Lot No. 2;

Thence, leaving Oakbluff Lane with the common line of Lots 2 and 3, N 85° 42' 05" E, 343.10 feet to a point in the proposed 100-year flood plain;

Thence, with the proposed 100-year flood plain line the following calls:

S 63° 24' 50" W, 19.77 feet to a point;
S 85° 08' 07" W, 72.02 feet to a point;
S 08° 34' 54" W, 95.45 feet to a point;
S 62° 14' 26" W, 47.00 feet to a point;
S 05° 45' 07" E, 288.53 feet to a point;
S 19° 23' 13" W, 48.35 feet to a point;
S 09° 48' 42" W, 79.04 feet to a point;
S 07° 18' 59" E, 40.44 feet to a point;
S 83° 37' 46" W, 255.12 feet to a point;
S 85° 10' 49" E, 163.31 feet to a point;
S 04° 14' 13" W, 10.60 feet to a point;
in the northerly line of New Testament Church of record in Deed Book 10616, page 709, R.O.D.C.;

Thence, with the church's north line, S 82° 06' 32" W, 574.99 feet to a point in the easterly margin of CSX Transportation Railroad;

Thence, with said margin, N 06° 51' 11" W, 651.99 feet to a point;

Thence, leaving said margin with the southerly line of Lot No. 4, N 85° 42' 05" E, 419.05 feet to a point in the westerly margin of Oakbluff Lane;

Thence, with the margins of Oakbluff Lane and a curve concave to the east having a central angle of 180° 00' 03", a radius of 60.00 feet and a chord of N 85° 42' 04" E, 120.00 feet for an arc length of 188.50 feet to the point of beginning, containing 440,486 square feet or 10.11 acres, more or less.

BEING the same property conveyed to Westco Development #15, L.P., a Tennessee Limited Partnership, by Deed of Record in Book 10212, page 652, Register's Office for Davidson County, Tennessee, as to Lots 1 and 2, and by Deed of Record in Book 10505, page 516, as to Lot 3.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the current year, a lien, not yet due and payable. Tax Parcel Nos. 12-201, 12-202 and 12-150A-203.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations set forth in restrictions recorded in Book 10199, page 480, as amended in Book 10208, page 371, as further amended in Book 10505, page 509, Register's Office for Davidson County, Tennessee.

3. Charter of Northfork Industrial Park Owners Association, Inc. recorded in Book 10208, page 379 and By-Laws of Northfork Industrial Park Owner's Association, Inc. of record in Book 10208, page 387, as amended in Book 10505, page 509, said Register's Office.

4. Memorandum of Lease in favor of Schurman Fine Papers of record in Book 10295, page 801; said lease being subject to Subordination, Non-Disturbance and Attornment Agreement of record in Book 10509, pape 293, said Register's Office.

5. Memorandum of Option to Lease of record in Book 10295, page 806, said Register's Office, between Westco Development #8, Inc. and Schurman Fine Papers and Agreement of record in Book 10509, page 308, said Register's Office.

6. Matters shown on Plat record in Book 9700, page 387, said Register's Office.

7. All matters shown on surveys dated February 13, 1998, updated August 23, 2000, for Lot 1, Lot 2 and Lot 3, Northfork Industrial Park prepared by Crawford Land Surveyors, 929 21st Avenue South, Nashville, Tennessee 37212, License No. 1401.