PICK-UP

AFTER RECORDING RETURN TO:
AEI Income & Growth Fund 25, LLC
1300 Wells Fargo Place
30 Seventh Street East
St. Paul, Minnesota 55101

Davidson County DEEDWARR
Recvd: 02/10/04 16:16 6pgs
Fees:33.00 Taxes:14390.04
20040210-0016215

SPECIAL WARRANTY DEED

FROM: **TRANSGATE, L.L.C.**, a Nevada limited liability company, Grantor

TO: **AEI INCOME & GROWTH FUND 25 LLC,** a Delaware limited liability company, as to an undivided twenty-five percent (25.0%) interest and **AEI ACCREDITED INVESTOR FUND 2002 LIMITED PARTNERSHIP,** a Minnesota limited partnership, as to an undivided seventy-five percent (75.0%) interest, as a tenants in common, collectively, the Grantee

Address of New Owner As Follows:	Name and Address of The Person or Entity Responsible for the Payment of Real Property Taxes	Map/Parcel Number
AEI Income & Growth Fund 25, LLC and AEI Accredited Investor Fund 2002 Limited Partnership 1300 Wells Fargo Place 30 Seventh Street East St. Paul, Minnesota 55101	Same	34-2/67 and 34-2/81

OATH OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,889,200, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
John R. Plunkett, Jr.

[Acknowledgement on the following page]

THIS INSTRUMENT WAS DRAFTED BY:
Stephen G. Shapiro, Esq.
1605 Lake Las Vegas Parkway
Henderson, NV 89011

Subscribed and sworn to before me by John R. Plunkett, Jr. this 29th day of January, 2004

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TERESA A. NEUMAN
Appt. No. 01-70637-1
My Appt. Expires Aug. 23, 2005

Teresa A. Neuman
Notary Public
My commission expires: 8/23/05

THIS SPECIAL WARRANTY DEED, dated as of the 6th day of February, 2004, by **TRANSGATE, L.L.C.**, a Nevada limited liability company, having an address at 1605 Lake Las Vegas Parkway, Henderson, Nevada 89011, hereinafter called Grantor, to **AEI INCOME & GROWTH FUND 25 LLC,** a Delaware limited liability company, as to an undivided twenty-five percent (25.0%) interest and **AEI ACCREDITED INVESTOR FUND 2002 LIMITED PARTNERSHIP,** a Minnesota limited partnership, as to an undivided seventy-five percent (75.0%) interest, as a tenants in common, having an address of 1300 Wells Fargo Place, 30 Seventh Street East, St. Paul, Minnesota 55101, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property (the "Property") situate in Davidson County, Tennessee, more particularly described as in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, the same to the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING MATTERS:

1. Taxes and assessments (both general and special) for the year 2004 and subsequent years, which are not yet due and payable.

2. Any state of facts that ~~would be~~ are disclosed by ~~an accurate survey or independent inspection of the Property.~~ the survey prepared by Edward L. Adams, RLS#1139, Adams & Company Surveyors, dated December 29, 2003.

3. Any and all leases, easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations, and exceptions of record, if any; provided that this reference shall not reimpose the same.

THIS INSTRUMENT WAS DRAFTED BY:
Stephen G. Shapiro, Esq.
1605 Lake Las Vegas Parkway
Henderson, NV 89011

4. All applicable building and zoning ordinances, and all applicable regulations and restrictions imposed by governmental authorities.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED. AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED. WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS, LOCATED THEREON IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION.

Further Grantor quitclaims to Grantee all of the Grantor's right, title and interest in and to the real property described in Exhibit "A" attached hereto. **GRANTOR MAKES NO RESPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO SUCH PROPERTY DESCRIBED ON EXHIBIT "A".**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above set forth.

GRANTOR:

TRANSGATE, L.L.C.,
a Nevada limited liability company

By: TransGate Management Corp.,
a Nevada corporation, its managing member

By: _____
John R. Plunkett, Jr., President

THIS INSTRUMENT WAS DRAFTED BY:
Stephen G. Shapiro, Esq.
1605 Lake Las Vegas Parkway
Henderson, NV 89011

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on January 29, 2004, by John R. Plunkett, Jr., in his capacity as President of TransGate Management Corp., a Nevada corporation, the managing member of TransGate, L.L.C., a Nevada limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State of aforesaid, the day and year last above-written.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TERESA A. NEUMAN
Appt. No. 01-70637-1
My Appt. Expires Aug. 23, 2005

Teresa A. Neuman
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Stephen G. Shapiro, Esq.
1605 Lake Las Vegas Parkway
Henderson, NV 89011

EXHIBIT "A"

Legal Description

Tract I:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, and being Lot F & a portion of reserved parcel (81) on the Plat of Resubdivision of Lots D, E, and F Rivergate Park of record in Plat Book 4300, page 107, and a portion of the Access, Drainage, Utilities Easement on the Plan of Rivergate Park of record in Plat Book 4175, page 107, Register's Office Said County and more particularly described according to a survey by Edward L. Adams RLS #1139 made December 8, 2003 as follows:

Beginning at a PK Nail (found) located in the east right-of-way line of Two Mile Parkway (92 foot right of way), being the southwest corner of Two Mile Partners of record in Deed Book 6697, page 347 and being Lot E of said Plat of Resubdivison of Lots D, E, F Rivergate Park; Thence with said Two Mile Partners South Line North 71 deg. 23 min. 11 sec. East 169.98 feet to a railroad spike (found); Thence with a curve to the left having a central angle of 19 deg. 29 min. 00 sec., a radius of 87.50 feet, an arc length of 29.75 feet, and a chord bearing and distance of North 61 deg. 38 min. 41 sec. East 29.61 feet to a railroad spike (found); Thence North 51 deg. 54 min. 11 sec. East 16.63 feet to a railroad spike (found); Thence North 51 deg. 52 min. 35 sec. East 17.50 feet to an iron pin (found) in the South Line of the Tennessee District Council of The Assemblies of God, Inc. of record in Deed Book 7799, page 21 and being on the centerline of the Access, Drainage, and Utilities Easement on said plat of Rivergate Park Plat Book 4175, page 107; Thence with said South Line of the Tennessee District Council of The Assemblies of God, Inc. and a curve to the left having a central angle of 36 deg. 24 min. 41 sec., a radius of 117.50 feet, an arc length of 74.67 feet, and a chord bearing an distance of South 56 deg. 19. min. 46 sec. East 73.42 feet to an iron pin (found); Thence South 74 deg. 32 min. 07 sec. East 54.56 feet to an iron pin (found); Thence with a curve to the left having a central angle of 02 deg. 26 min. 31 sec., a radius of 67.50 feet, an arc length of 2.88 feet, and a chord bearing an distance of South 75 deg. 45 min. 22 sec. East 2.88 feet to an iron pin (found) said iron pin being the northwest corner of TRU Realty Corporation of record in Deed Book 5947, page 464; Thence with said TRU Realty Corporation northwest line South 13 deg. 01 min. 22 sec. West 17.50 feet to an iron pin (found) being the northwest corner of Lot 1 on the Plat of Rivergate Park Corner of record in Plat Book 5200, page 498; Thence South 35 deg. 12 min. 30 sec. West 105.63 feet to a PK Nail (found); Thence North 54 deg. 34 min. 52 sec. West 24.45 feet to an iron pin (found); Thence South 35 deg. 51 min. 34 sec. West 264.43 feet to a punch hole in walk (found) in East right of way line of said Two Mile Parkway said punch hole being South 06 deg. 52. 08 sec. West 2.11 feet from an iron pin (found); Thence with said East right of way line North 18 deg. 35 min. 00 sec. West 284.93 feet to the point of beginning containing 1.252 acres more or less.

Tract II:

The access, drainage and utility easements, including a privately owned circulation road, all as shown on the recorded plan of Rivergate Park of record in Book 4175, page 107, in the Office of Register of Deeds for Davidson County, Tennessee.

The land is improved and is addressed as 914 Two Mile Parkway, Goodlettsville, Tennessee

Being the same property conveyed to Transgate, L.L.C. by Special Warranty Deed from Shoney's, Inc. of record in Instrument No. 20010223-0017124, Register's Office for Davidson County, Tennessee.