(1)

Book 3

Davidson County DEEDWARR
Recvd: 02/18/04 14:57 7pgs
Fees:38.00 Taxes:7458.94

20040218-0018880

THIS INSTRUMENT PREPARED BY:
William H. Mattrey, Esq.
AMIGONE, SANCHEZ, MATTREY
& MARSHALL, LLP
1300 Main Place Tower
Buffalo, NY 14202

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Acquest Inducon East, LLC 300 Pearl Street Buffalo, NY 14202	Acquest Inducon East, LLC 300 Pearl Street Buffalo, NY 14202	Map 71-13, Parcel 15 Map 71-13, Parts of Parcels 16, 2, 14, 17, 20

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, REALMARK PROPERTY INVESTORS LIMITED PARTNERSHIP-V ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ACQUEST INDUCON EAST, LLC ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

See attached Exhibit "A"

This is improved (X) unimproved ( ) property known as: The Paddock office/warehouse complex

230 Cumberland Bend Drive
House Number Street
Nashville, TN 37228
P. O. Address City or Town

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs [successors] and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives [successors] to warrant specially and forever defend the title to said real estate to Grantee, his heirs [successors] and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit "A"), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of December, 2003.

REALMARK PROPERTY INVESTORS
LIMITED PARTNERSHIP-V

By: Realmark Properties, Inc
General Partner

By: _____
Joseph M. Jayson, President

STATE OF NEW YORK)
)
COUNTY OF ERIE)

Personally appeared before me, William H. Mattrey, a Notary Public, Joseph M. Jayson, with whom I am personally acquainted, and who executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Realmark Properties, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation, in its capacity as General Partner of Realmark Property Investors Limited Partnership-V.

WITNESS my hand, at office, this 30th day of December, 2003.

_____
Notary Public
William H. Mattrey
Notary Public, State of New York
Qualified in Erie County
My Commission Expires February 28, 20 07

My Commission Expires:

_____

STATE OF NEW YORK)
)
COUNTY OF ERIE)

~~The actual consideration or value (whichever is greater) for this transfer is $1,565,929.84~~.

_____
Affiant: Joseph M. Jayson

Subscribed and sworn to before me, this 30th day of December, 2003

_____
Notary Public

My Commission Expires: (See Next Page)

_____

William H. Mattrey
Notary Public, State of New York
Qualified in Erie County
My Commission Expires February 28, 20 07

STATE OF NEW YORK)
)
COUNTY OF ERIE)

The actual consideration or value (whichever is greater) for ~~this~~ transfer is $2,015,929.84

Affiant: Joseph M. Jayson

Subscribed and sworn to before me, this 6th day of February, 2004

Carol Lynn Platter
Notary Public
State of New York
Qualified in Erie County
My Commission Expires 3/10/2004

EXHIBIT A

Tract I:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District Davidson County, Tennessee, bounded on the east by the Cumberland River and on the north by Metrocenter, Tract 13, as of record in Book 4660, Page 87, being lot four as shown on the plan of Section Four Cumberland Bend Business Park, as of record in Book 6200, Page 854, R.O.D.C., more particularly described as follows:

BEGINNING, at a P.K. Spike, N 62° 45' 29" E, 880.40 feet along the south boundary of said Metrocenter, Tract 13, from the northeast right-of-way line of Great Circle Road;

THENCE, continuing with said line, N 62° 45' 29" E, 841.92 feet to a point in the low waterline of the Cumberland River;

THENCE, with said low waterline, S 34° 15' E, 100.00 feet to a point;

THENCE, continuing with said low waterline, S 33° 15' E, 151.58 feet to a point;

THENCE, leaving said low waterline of the Cumberland River, with the northerly line of Section Five, Cumberland Bend Business Park, as of record in Book 5060, Page 93, R.O.D.C. and Section Seven, Cumberland Bend Business Park, as of record in Book 5210, Page 90, R.O.D.C. S 62° 45' 29" W, 709.99 feet to a point;

THENCE, continuing said northerly line with a curve to the left 40.27 feet to a point, said curve having a central angle of 23° 04' 26" and a radius of 100.00 feet, a tangent of 20.41 feet and a chord S 51° 13' 16" W, 40.00 feet;

THENCE, continuing said northerly line with a curve to the right 40.27 feet to a point, said curve having a central angle of 23° 04' 26", a radius of 100.00 feet, a tangent of 20.41 feet and a chord S 51° 13' 16" W, 40.00 feet;

THENCE, continuing said northerly line S 62° 45' 29" W, 81.63 feet to a point;

THENCE, leaving said line with the easterly line of Section Nine, Cumberland Bend Business Park, as of record in Book 8250, Page 79, R.O.D.C. N 27° 14' 31" W, 266.00 feet to the point of beginning.

Being the same property conveyed to Realmark Property Investors Limited Partnership – V by deed from Cumberland Bend Investments, Inc., of record in Book 7222, page 984, Register's Office for Davidson County, Tennessee.

EXHIBIT A (Continued)

PARKING EASEMENT

Tract II:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District Davidson County, Tennessee, located between Great Circle Road and the Cumberland River and being a part of Lot No. Seven as shown on the plan of Cumberland Bend Business Park, Section Seven, as of record in Book 5210, Page 90, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING, at a point in the southerly line of a 25 foot wide common access and public utility easement which lies along the northerly line of said lot no seven, said point being S 62° 45' 29" W, 227.29 feet, and S 27° 14' 31" E, 12.50 feet from the southwesterly corner of Lot No. Four , as shown on the plan of Section Four, Cumberland Bend Business Park as of record in Book 6200, Page 854, R.O.D.C.,

THENCE, with said easement line the following calls:

N 62° 45' 29" E, 309.12 feet to a point;

with a curve to the left 45.31feet to a point, said curve having a central angle of 23° 04' 26", a radius of 112.50 feet, a tangent of 22.96 feet, and a chord of N 51° 13' 16" E, 45.00 feet;

with a curve to the right 35.24 feet to a point, said curve having a central angle of 23° 04' 26", a radius of 87.50 feet, a tangent of 17.86 feet, and a chord of N 51° 13' 16" E, 35.00 feet;

N 62° 45' 29" E, 7.50 feet to a point;

THENCE, leaving said line, S 27° 14' 31" E, 17.50 feet to a point;

THENCE, N 62° 45' 29" E, 117.00 feet to a point;

THENCE, S 72° 14' 31" E, 35.36 feet to a point;

THENCE, S 27° 14' 31" E, 46.50 feet to a point;

THENCE, S 62° 45' 29" W, 502.00 feet to a point;

THENCE, N 27° 14' 31" W, 19.00 feet to a point;

THENCE, S 62° 45' 29" W, 35.00 feet to a point;

THENCE, N 27° 14' 31" W, 54.00 feet to the point of beginning.

Being an easement created under the Amended Declaration of Easement of record in Book 5637, page 199, and conveyed to Realmark Property Investors Limited Partnership – V, by Special Warranty Deed of record in Book 7222, page 984, and by Assignment of Easement of record in Book 7222, page 992, all in the Register's Office for Davidson County, Tennessee.

EXHIBIT A (Continued)

Access Easement

Tract III:

Being an 80-foot wide and a 25-foot wide common access and public utility easement in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Great Circle Road at Vantage Way crossing property shown on the plans of Metrocenter Tracts 4M and 4G as of record in Book 6200, Page 751, R.O.D.C., Cumberland Bend Business Park, Section Seven, as of record in Book 5210, Page 90, R.O.D.C., and Section Nine, Cumberland Bend Business Park as of record in Book 8250, Page 79, R.O.D.C., said easements being more particularly described together as follows:

BEGINNING, at a point in the easterly right-of-way line of Great Circle Road, said point being N 35° 12' 27" W, 40.00 feet from the centerline, as extended, of Vantage Way;

THENCE, leaving said right-of-way line, N 54° 47' 33"E, 117.00 feet to a point;

THENCE, with a curve to the right, 177.71 feet to a point; said curve having a central angle of 17° 57' 27", a radius of 567.00 feet, a tangent of 89.59 feet and a chord of N 63° 46' 36" E, 176.98 feet;

THENCE, N 72* 45' 00" E, 62.01 feet to a point;

THENCE, with a curve to the left 40.47 feet to a point; said curve having a central angle of 92° 45' 00", a radius of 25.00 feet, a tangent of 26.23 feet, and a chord of N 26° 22' 30" E, 36.19 feet;

THENCE, N 20° 00' 00" W, 128.66 feet to a point;

THENCE, with a curve to the right 57.40 feet to a point said curve having a central angle of 82° 45' 29", a radius of 39.74 feet, a tangent of 35.01 feet and a chord of N 21° 22' 45" E, 52.54 feet;

THENCE, N 62°, 45' 29" E, 383.00 feet to a point in the westerly line of Section Four, Cumberland Bend Business Park as of record in Book 6200, Page 854, R.O.D.C.;

THENCE, with said line, S 27° 14' 31" E, 25.00 feet to a point;

THENCE, S 62° 45' 29" W, 383.00 feet to a point;

THENCE, with a curve to the left 21.29 feet to a point, said curve having a central angle of 82° 45' 29", a radius of 14.74 feet, a tangent of 12.99 feet and a chord of S 21° 22' 45" W, 19.49 feet;

THENCE, S 20° 00' 00" E, 236.19 feet to a point;

THENCE, S 72° 45' 00" W, 117.12 feet to a point;

EXHIBIT A (Continued)

Access Easement

Tract III (*Continued):*

THENCE, with a curve to the left 152.63 feet to a point, said curve having a central angle of 17° 57' 27", a radius of 487.00 feet, a tangent of 76.95 feet, and a chord of S 63° 46' 36" W, 152.01 feet;

THENCE, S 54° 47' 33" W, 117.00 feet to a point in the easterly right-of-way line of Great Circle Road;

THENCE, with said right-of-way line, N 35° 12' 27" W, 80.00 feet to the point of beginning.

Being a common access easement created by First Amendment to Master Deed of Cumberland Bend, MetroCenter, of record in Book 5035, page 972, Register's Office for Davidson County, Tennessee, and Estoppel Agreement of record in Book 7223, page 12, in said Register's Office.