Box 313 LT
12732

PICK-UP

Recording requested by, and
After recording return to:

Crest Net Lease, Inc.
Legal Department
220 West Crest Street
Escondido, CA 92025-1707

Davidson County DEEDWARR
Recvd: 03/15/04 12:29 5pgs
Fees:28.00 Taxes:6327.33
20040315-0029249

WARRANTY DEED

From: **Crest Net Lease**
"Grantor"

To: **JRFP, LTD.,**
"Grantee"

This instrument was prepared by:
Elizabeth Bonacci
Realty Income Corporation
220 West Crest Street
Escondido, CA 92025

New Owner(s):	Person/Entity Responsible for Payment of Real Property Taxes:	Tax Map & Parcel Number:
JRFP, LTD. Attn: Jack Hirsch 1555 Amalfi Drive Pacific Palisades, CA 90272	SAME	163-00-0-084.00

State of California)
)
County of San Diego)

The actual consideration of value, whichever is greater, for this transfer is ONE MILLION SEVEN HUNDRED TEN THOUSAND NINETY DOLLARS ($1,710,090.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of March, 2004.

CAROLYN CLEMMER
Commission # 1397104
Notary Public - California
San Diego County
My Comm. Expires Feb 27, 2007

Notary Public
My commission expires: 2/27/07

FOR AND IN ACTUAL CONSIDERATION OF the sum of ONE MILLION SEVEN HUNDRED TEN THOUSAND NINETY DOLLARS ($1,710,090.00), the receipt and sufficiency of which are hereby acknowledged, Crest Net Lease, Inc., a Delaware Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JRFP, LTD., a California limited partnership ("Grantee"), their heirs, successors and assigns, a certain tract of land in Davidson County, State of Tennessee, more particularly described on **Exhibit "A,"** attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property. The street address of the Property is believed to be 5201 Hickory Hollow Parkway, Antioch, Tennessee, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

This conveyance is made expressly subject to those matters more specifically set forth on **Exhibit "B,"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, its successors and assigns in fee simple forever. The said Grantor does hereby covenant with said Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5th day of March, 2004.

GRANTOR:

CREST NET LEASE, INC.,
a Delaware corporation

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

By: _____

Printed Name: Richard G. Collins

Title: President

STATE OF CALIFORNIA_____)
) ss
COUNTY OF SAN DIEGO_____)

The foregoing instrument was acknowledged before me this 5 day of March, 2004, by Richard G. Collins, President of Crest Net Lease, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me.

Carolyn Clemmer
Notary Public



My Commission Expires: 2/27/07

Notary's Printed Name: CAROLYN CLEMMER

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Being a parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin in the southerly margin of Hickory Hollow Parkway. Said point being the northwest corner of the Jack Collins property and the northeast corner of the property herein described;

Thence, With Collins westerly line, S 38 degrees 35 minutes 03 seconds W, for a distance of 218.44 feet to a point;

Thence S 38 degrees 05 minutes 37 seconds W, for a distance of 82.82 feet to an iron pin in the CSX railroad right-of-way;

Thence, 50 feet south of and parallel to the centerline of the CSX railroad right-of-way, N 58 degrees 18 minutes 50 seconds W, for a distance of 319.44 feet to an iron pin;

Thence N 31 degrees 47 minutes 56 seconds E for a distance of 299.57 feet to an iron pin in the southerly margin of Hickory Hollow Parkway;

Thence, along said road, S 58 degrees 14 minutes 55 seconds E for a distance of 354.33 feet to the point of beginning.

Said parcel being the same property conveyed to Ruth S. Gaulden and husband, Charles F. Gaulden, by deed recorded in Book 7881, page 260, Register's Office for Davidson County, Tennessee.

Included in the above description is a parcel of land 50 feet in width and lying 50 feet north of the centerline of the CSX railroad, said parcel being more particularly described by metes and bounds as follows:

Beginning at a point situated in the easterly line of the aforedescribed Gaulden property, said point being S 38 degrees 35 minutes 03 seconds W, a distance of 149.14 feet from the southerly margin of Hickory Hollow Parkway;

Thence, continuing along Gaulden's easterly line, S 38 degrees 35 minutes 03 seconds W for a distance of 50.36 feet to a point;

Thence, parallel to and 50 feet north of he centerline of the CSX railroad right-of-way, N 58 degrees 18 minutes 50 seconds W, for a distance of 330.76 feet to a point;

Thence, along Gaulden's westerly line, N 31 degrees 47 minutes 56 seconds E, for a distance of 50.00 feet to a point;

Thence, S 58 degrees 18 minutes 50 seconds E, for a distance of 336.71 feet to the point of beginning.

Being the same property conveyed to Scruggs Homebuilders, Inc., of record in Book 7962, page 755, Register's Office for Davidson County, Tennessee.

Also described in the parcel first described above is a portion of Charter railroad right-of-way.

TRACT II (Easement Parcel)

Being a parcel of land situated in Nashville, Davidson County, Tennessee, and being a portion of the land conveyed to Frances Dale at vir by Deed as recorded in Deed Book 7881, page 266, of the Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being situated in the northern margin of the CSX railroad at the southeast corner of the land conveyed to Frances Dale at vir, and the southwest corner of the land conveyed to Frances Dale at vir, and the southwest corner of the land conveyed to Ruth S. Gaulden at vir by Deed as recorded indeed Book 7881, page 260, of the Register's Office for Davidson County, Tennessee;

Thence, with said railroad, N 58 degrees 18 minutes 50 seconds W, a distance of 195.00 feet to a point;

EXHIBIT A

PROPERTY DESCRIPTION
(Continued)

Thence, severing the Frances Dale property, N 57 degrees 47 minutes 13 seconds E, a distance of 195.00 feet to a point;

Thence, S 53 degrees 02 minutes 17 seconds E, a distance of 110.00 feet to a point in the western boundary of the lands of Ruth S. Gaulden et vir;

Thence, with said Gaulden boundary, S 31 degrees 47 minutes 56 seconds W; a distance of 165.00 feet to the point of beginning and containing 0.599 acres of land more or less.

Created by Cross Easement Agreement by and among Frances S. Dale and husband, George P. Dale, Ruth S. Gaulden and husband, Charles F. Gaulden and Tire and Auto Holdings, Inc., a Delaware corporation, of record in Book 8206, page 373, Register's Office for said County. The said Tire and Auto Holdings, Inc., having changed their name to Parts America, Inc.

Being the same property conveyed to Crest Net Lease, Inc. in Instrument No. 20040116-0007098, Register's Office for Davidson County, Tennessee.