2nd

This instrument prepared by:
Bettie J. Winton, Esquire
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 04/16/04 12:09 5pgs
Fees:28.00 Taxes:18685.00
20040416-0043082

After recording Return to:
Thomas G. Jaros
Levenfeld Pearlstein LLC
2 North LaSalle Street
Suite 1800
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
2500 Gallatin Pike (A), L.L.C. 2500 Gallatin Pike (B), L.L.C. 2500 Gallatin Pike (C), L.L.C. 2500 Gallatin Pike (D), L.L.C. 2500 Gallatin Pike (E), L.L.C. c/o1031 EXCHANGE FUNDS 825 South Barrington Avenue Los Angeles, California 90049	SAME	Map: 072-13-0 Parcel: 385.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NORVELL & MURRAY PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto 2500 GALLATIN PIKE (A), L.L.C., a Delaware limited liability company, as to an undivided Six and eighty-nine one-hundredths percent (6.89%) interest, 2500 GALLATIN PIKE (B), L.L.C., a Delaware limited liability company, as to an undivided Nine and sixty-five one-hundredths percent (9.65%) interest, 2500 GALLATIN PIKE (C), L.L.C., a Delaware limited liability company, as to an undivided Twenty percent (20%) interest, 2500 GALLATIN PIKE (D), L.L.C., a Delaware limited liability company, as to an undivided Ten and thirty-four one-hundredths percent (10.34%) interest, and 2500 GALLATIN PIKE (E), L.L.C., a Delaware limited liability company, as to an undivided Fifty-three and twelve one-hundredths percent (53.12%) interest, all as tenants in common (collectively the "Grantees"), their heirs, successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its representatives and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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.

[Remaining document intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized official, this 12 day of April, 2004.

NORVELL & MURRAY PROPERTIES, LLC, a Tennessee limited liability company

BY: Margaret Norvell, Chief
Margaret Norvell, Chief Manager

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, a Notary Public, Margaret Norvell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of NORVELL & MURRAY PROPERTIES, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

Witness my hand, at office, this 29 day of March, 2004.

WAYNE CHAMBERS
Notary Public, State of Florida
My comm. expires Oct. 1, 2005
No. DD062005

NOTARY PUBLIC
My Commission Expires: Oct. 1, 2005

STATE OF Florida

COUNTY OF Collier

The actual consideration for this transfer, or value of property (whichever is greater) is $5,050,000.00.

Margaret Norvell
Affiant

Subscribed and sworn to before me this 29 day of March, 2004.

WAYNE CHAMBERS
Notary Public, State of Florida
My comm. expires Oct. 1, 2005
No. DD062005

NOTARY PUBLIC
My Commission Expires: Oct 1, 2005

EXHIBIT "A"

Property Description

Lot 1 as shown on the final plat entitled Chester Avenue Subdivision of record in Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.

Being part of same property conveyed to Norvell & Murray Properties, LLC from Full Throttle Race Parts, Inc. by Quitclaim Deed of record in Instrument Number 20030409-0047306, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Current year real property taxes.

2. Terms and provisions of Lease from Norvell & Murray Properties, LLC to Walgreen Co. dated April 8, 2003, and recorded in Instrument No. 20030409-0047309, with Ratification Agreement of record in Instrument No. 20030515-0066305.

3. Storm Water Detention Agreement of record in Instrument No. 20030417-0051549.

4. All matters shown on Plat recorded in Instrument No. 200403240033104.

END.