FOR RECORDING PURPOSES

File No.

Davidson County DEEDWARR
Recvd: 02/15/08 12:51 4 pgs
Fees:23.00 Taxes:1476.30

20080215-0015293

STATE OF MINNESOTA

COUNTY OF RAMSEY

I HEREBY SWEAR OR AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE TENANT IN COMMON INTEREST OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $399,000 FOR 7.1758% WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE

AEI Accredited Investor Fund 2002 Limited Partnership

By: AEI Fund Management XVIII, Inc, corporate general partner

Robert P. Johnson, President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE 31 day of Jan, 2008:

MARNI J NYGARD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/2010

NOTARY PUBLIC

COMMISSION EXPIRES: 1-31-10

Warranty Deed - Corporate Form

THIS INSTRUMENT PREPARED BY:

AEI Accredited Investor Fund 2002 Limited Partnership

Attn: Marni Nygard

30 East 7th Street, Suite 1300

St. Paul MN 55101

Return to:
Zonia N. Veal TIC
First National Financial Title Services, Inc.
3237 Satellite Blvd, Bldg 300, Suite 450
Duluth, GA 30096
File No. H35169-SP

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Eda F. Sandrini, Trustee of The Eda F. Sandrini 1992 Revocable Trust **C/O AEI Exchange Services, Inc.** **30 East 7th Street, Suite 1300** **St. Paul MN 55101**	**AEI Exchange Services, Inc.** **30 East 7th Street, Suite 1300** **St. Paul MN 55101**	**Map 34 -2 Parcel 67** **Map 34-2 Parcel 81**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AEI Accredited Investor Fund 2002 Limited Partnership

HEREINAFTER CALLED THE GRANTOR(S), **HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,**

Eda F. Sandrini, Trustee of the Eda F. Sandrini 1992 Revocable Trust

BEING THE SAME PROPERTY DESCRIBED IN AND CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20040210-0016215, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

HEREINAFTER CALLED THE GRANTEE(S), **THEIR HEIRS AND ASSIGNS, an undivided 7.1758 % TENANT IN COMMON INTEREST of A CERTAIN TRACT OR PARCEL OF LAND Known as 914 Rivergate Parkway, Goodlettsville, TN 37072, DAVIDSON COUNTY, FURTHER DESCRIBED AS FOLLOWS TO WIT: See attached Exhibit "A"**

See also "Exhibit B", Tenant in common owners, attached hereto and incorporated herein.

Subject to all easements, encumbrances, covenants, conditions, and agreements of record, if any.

Grantee's interest is subject to the Co-Tenancy Ownership Covenants of even date herewith.

THIS IS (_X_) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS:

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said **GRANTEE**, its heirs or successors and assigns in fee simple forever. The said **GRANTOR** does hereby covenant with the 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. 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, this date: Jan 31, 2008

AEI Accredited Investor Fund 2002 Limited Partnership

By: AEI Fund Management XVIII, Inc.,

Its: Corporate General Partner

By: _____

Robert P. Johnson, President

CORPORATE NOTARY ACKNOWLEDGEMENT

STATE OF MINNESOTA

COUNTY OF RAMSEY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Johnson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of AEI Fund Management XVIII, Inc., corporate general partner of AEI Accredited Investor Fund 2002 Limited Partnership and that as such President being authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at 30 East 7th Street, Suite 1300, St. Paul MN 55101 on this the 31 day of Jan, 2008.

_____
Notary Public

Commission Expires: 1-31-10

MARNI J NYGARD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/2010

Send Recorded Deed to:

EXHIBIT "A"

Tract I:

All that tract or parcel of land lying and being in the District of Davidson County, Tennessee, and being more particularly described as follows:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, and being Lot F and 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 and utilities easement on the Plan of Rivergate Park of record in Plat Book 4175, page 107, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Edward L. Adams, Tenn. R.L.S. No. 1139, dated January 23, 2001, last revised October 4, 2001, 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 Resubdivision 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 and 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 and a chord bearing and 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 min. 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.

EXHIBIT "B"

After giving effect to the transfer by Grantor under the attached deed, the following entities own the following undivided interests as tenants in common in the real estate described on Exhibit "A":

1. AEI Accredited Investor Fund 2002 Limited Partnership	16.9880%
2. The George Bootsma and Rena Bootsma Revocable Living Trust, u/t/d/ July 15, 1987	6.7822%
3. James P. Rathbun Jr. and Nancy K. Rathbun	5.3762%
4. Laura B. Trayser and David Trayser Successor Trustees of The Trayser Family 1994 Revocable Trust Agreement, dated June 15, 1994	5.3258%
5. Holland Island LLC	9.3211%.
6. Vance Enterprises, Inc.	4.4268%
7. Mary P. Cahoon, Inc.	4.8709%
8. Rambling River Ranches, Inc.	17.9805%
9. Arnold S. Ihle	3.9377%
10. Con Merle Mueller and Marla I. Mueller	5.3923%
11. Sierra Juliet, Inc.	6.2932%
12. Keith E. Crookston and Laurel Jean Crookston	6.1295%
13. Eda F. Sandrini, Trustee of the Eda F. Sandrini 1992 Revocable Trust	7.1758%