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MARION COUNTY RECORDS

**LIMITED WARRANTY DEED**

THIS INDENTURE WITNESSETH, that NBD Indiana Properties, Inc formerly Indiana Properties, Inc. ("Grantor"), an Indiana corporation, CONVEYS AND WARRANTS, with specific limitations, to Union Planters Bank, National Association ("Grantee"), 7130 Goodlett Farms Parkway, Memphis, Tennessee 38018, for the sum of One and 00/100 Dollar, (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Marion County, in the State of Indiana, subject to easements, agreements, restrictions of record, and exceptions and encroachments shown in title insurance issued by Chicago Title Insurance Company 000269-602. Grantor and Grantee have agreed that real estate taxes shall be pro-rated as of the day before the date of closing. For the convenience of both parties, Grantee shall pay the installment of real estate taxes due and payable on May 10, 1999, and all subsequent installments of real estate taxes due and payable thereafter, with the Grantee to receive a credit against the purchase price for the real estate tax installments due and payable on May 10, 1999, November 10, 1999 and the pro-rata share of the installment of real estate taxes due and payable on May 10, 2000 in accordance with the Office Purchase and Assumption Agreement dated as of September 8, 1998 by and between Grantor and Grantee. Grantor limits and specifies that all warranties made herein are limited to only the period of time the Grantor held fee simple title to the real estate described and conveyed herein.

**SEE ATTACHED EXHIBIT "A"**

The undersigned persons executing this deed on behalf of Grantor represent and certify that they have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done. Grantor further asserts that no Indiana gross income tax is due and owing in conjunction with this transfer.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 5th day of March, 1999.

NBD INDIANA PROPERTIES, INC., formerly  
Indiana Properties, Inc.

By: Jack L. Thompson

Printed: Jack L. Thompson

Title: Vice President

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF MARION        )

Before me, a Notary Public, in and for said county and state, personally appeared Jack L. Thompson, Vice President of NBD Indiana Properties, Inc., who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 5th day of March, 1999.

My Commission Expires:

October 31, 1999

Gwendolyn Fox  
NOTARY PUBLIC

My County of Residence:

Marion

Gwendolyn Fox  
PRINTED

This instrument prepared by Donald D. Bussell, Attorney at Law.

*Said tax statements to:  
Granted*

## EXHIBIT "A"

MARION COUNTY (269-602)  
8910 E. 38th Street

Part of the Southeast Quarter of Section 18, Township 16 North of Range 5 East in Marion County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the South line of said Southeast Quarter Section and the centerline of East 38th Street, a distance of 220.00 feet South 89 degrees 38 minutes 45 seconds West of the Southeast of the Southeast corner of said Southeast Quarter; continuing thence South 89 degrees 38 minutes 45 seconds West upon and along the South line of said Southeast Quarter Section and the centerline of East 38th Street, a distance of 200.00 feet to a point; running thence North 00 degrees 27 minutes 15 seconds West and parallel with the East line of said Southeast Quarter Section a distance of 240.00 feet to a point; running thence North 89 degrees 38 minutes 45 seconds East and parallel with the South line of said Southeast Quarter Section a distance of 200.00 feet to a point; running thence South 00 degrees 27 minutes 15 seconds East and parallel with the East line of said Southeast Quarter Section a distance of 240.00 feet to the place of beginning.

Also, part of the Southeast Quarter of Section 18, Township 16 North, Range 5 East, in Marion County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the East line of said Quarter Section a distance of 240.00 feet North 00 degrees 27 minutes 15 seconds West of the Southeast corner thereof; running thence South 89 degrees 38 minutes 45 seconds West and parallel with the South line of said Quarter Section a distance of 420.00 feet to a point; running thence North 00 degrees 27 minutes 15 seconds West and parallel with the East line of said Quarter Section a distance of 20.00 feet to a point; running thence North 89 degrees 38 minutes 45 seconds East and parallel with said Quarter Section South line a distance of 420.00 feet to a point on the East line of said Quarter Section; running thence South 00 degrees 27 minutes 15 seconds East upon and along said East line a distance of 20.00 feet to the beginning point.

EXCEPT that part conveyed to the City of Indianapolis by deed recorded May 12, 1976 as Instrument No. 76-26004 in the Office of the Recorder of Marion County, Indiana, to-wit:

A part of the Southeast Quarter of Section 18, Township 16 North, Range 5 East, in Marion County, Indiana, described as follows:

Beginning North 00 degrees 47 minutes 19 seconds West 240.00 feet along the East line of said Quarter Section and South 89 degrees 19 minutes 41 seconds West 45.00 feet from the Southeast corner of said Quarter Section; thence continuing South 89 degrees 19 minutes 41 seconds West, parallel to the South line of said Quarter Section, 15.00 feet; thence North 00 degrees 47 minutes 19 seconds West, parallel to the East line of said Quarter Section, 20.00 feet; thence North 89 degrees 19 minutes 41 seconds East, parallel to the South line of said Quarter Section, 15.00 feet;

thence South 00 degrees 47 minutes 19 seconds East, parallel to the East line of said Quarter Section, 20.00 feet to the point of beginning.