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Return to: (enclose self-addressed stamped envelope)

Name and Address:

Brian P. Evans, Esq.
Kennedy, Covington, Lobdell & Hickman, L.L.P.
Nationsbank Corporate Center, Suite 4200
100 North Tryon Street
Charlotte, NC 28202-4006

Send Subsequent Tax Bills to:

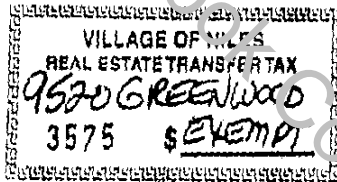
BB Niles Limited Partnership
100 East Sybella Avenue, Suite 225
Maitland, Florida 32751

DEPT-01 RECORDING \$29.00
T#0012 TRAN 3597 01/03/97 13:49:00
#5813 + CG *-97-004715
COOK COUNTY RECORDER

Space above this line for Recorder's use

Permanent Index Nos:

09-14-111-004-0000
09-14-111-005-0000
09-14-111-006-0000
09-14-111-021-0000
09-14-111-022-0000
09-14-111-023-0000
09-14-111-024-0000
09-14-111-025-0000



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WARRANTY DEED

THE GRANTOR, WALTER T. KRUMM and wife, HELEN I. KRUMM, whose address is 985 Bethel Road, Columbus, Ohio 43214, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT TO BB NILES LIMITED PARTNERSHIP, an Illinois limited partnership, whose address is 100 East Sybella Avenue, Suite 225, Maitland, Florida 32751 ("Grantee"), all their interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

Walter T. Krumm
WALTER T. KRUMM, Grantor

Helen I. Krumm
HELEN I. KRUMM, Grantor

DATE: December 19, 1996

BOX 333-CT1

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and all their interest in and to that certain Lease originally entered into between Anson Station Limited Partnership and Roxboro Square Limited Partnership and Best Buy Co., Inc., dated November 16, 1995 (the "Lease"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject only to the following matters:


1. Such easements, covenants, restrictions, and other matters as appear of record.
2. Taxes not yet due and payable.
3. The Lease.
4. The lien of that certain Mortgage and Security Agreement With Assignment of Rents and Fixture Filing in favor of Guardian Life Insurance Company recorded as Document Number 96206190 in the records of the Cook County Recorder.

Helen I. Krumm joins in this conveyance for the sole purpose of transferring and conveying any dower, statutory dower, or other marital interest she may have or may hereafter acquire in the above-described property as the wife of Walter T. Krumm, and does not join in any of the warranties set forth herein.

In Witness Whereof, said Grantor has signed these presents as of the first day of January, 1997.



Walter T. Krumm [SEAL]



Helen I. Krumm [SEAL]

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STATE OF Ohio)
) ss.
COUNTY OF Franklin)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that WALTER T. KRUMM and wife, HELEN I. KRUMM personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of December, 1996.

Patricia A. Lamb
Notary Public
Printed Name: PATRICIA A. LAMB
My Commission Expires: _____

PATRICIA A. LAMB
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 9, 2001

[NOTARIAL STAMP OR SEAL]

This instrument was prepared by:

Brian P. Evans, Esq.
Kennedy, Covington, Lobbell & Hickman, L.L.P.
Nationsbank Corporate Center, Suite 4200
100 North Tryon Street
Charlotte, NC 28202-4006

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PATRICIA A. LAMB
CLERK TO STATE JUDICIAL BRANCH
ILL. COMMISSION EXPIRES TEN & SOON

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EXHIBIT A

LEGAL DESCRIPTION (BEST BUY - NILES, ILLINOIS)

Being all of Lots 64, 65, 66, 67, 68, 69, 70 and 71 in Golf Greenwood Gardens, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 41 North, Range 12 East, of the Third Principal Meridian, in Cook County, Illinois and recorded as Document Number 1232209, together with all that part of vacated Elm Drive as recorded by Document Number 95635668, and being more particularly described as follows:

BEGINNING at the southeasterly corner of Lot 64 as shown on that certain map entitled "Golf Greenwood Gardens Subdivision" recorded as Document Number 1232209 in Cook County, Illinois, said corner also being located at an iron pin in the westerly right-of-way margin of Greenwood Avenue (currently a 100-foot right-of-way) and running with the southerly property line of Lot 64, south 87 degrees 56 minutes 02 seconds west 185.00 feet to an iron pin; thence running with the westerly lines of Lots 64, 65, 66, 67, and 68 north 00 degrees 06 minutes 45 seconds west 449.68 feet to an iron pin; thence running with the southerly line of Lot 71, south 87 degrees 48 minutes 35 seconds west 112.09 feet to an iron pin; thence running with the westerly line of Lot 71, north 00 degrees 09 minutes 00 seconds west 20.27 feet; thence running with the westerly right-of-way line margin of the vacated right-of-way of Elm Drive (also known as Elmer Drive) as vacated by Document Number 95635668, north 00 degrees 09 minutes 00 seconds west 50.03 feet; thence north 87 degrees 50 minutes 22 seconds east 297.24 feet to a point; thence running south with the easterly right-of-way margin of the vacated right-of-way of Elm Drive, south 00 degrees 06 minutes 51 seconds east 50.03 feet; thence running with the easterly lines of Lots 69, 68, 67, 66, 65 and 64 south 00 degrees 06 minutes 51 seconds east 651.20 feet to an iron pin, said iron pin also being the point of BEGINNING.

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PATRICIA A. LAMB
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 2, 2007