

PREPARED BY AND RETURN TO:

Dale A. Burket, Esquire
Lowndes, Drosdick, Doster,
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215 North Eola Drive
P. O. Box 2804
Orlando, Florida 32802

99099935

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.
99 DEC -2 PM 12:40
DEC 01 1999
MORRIS W. CARTER
RECORDER
PETER BENJAMIN
LAKE COUNTY AUDITOR

Document is

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOT OFFICIAL!

WARRANTY DEED

This Document is the property of
the Lake County Recorder

THIS WARRANTY DEED, made and executed as of the 24 day of November, 1999, by **CNL AMERICAN PROPERTIES FUND, INC.**, a Maryland corporation, whose address is 450 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "Grantor") to **CNL APF PARTNERS, LP**, a Delaware limited partnership, whose address is 450 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "Grantee"), situate in Lake County, Indiana, more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all of Grantor's right, title and interest as landlord or lessor in and to any leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder.

Mail all tax statements directly to CNL APF Partners, LP at 450 South Orange Avenue, Orlando, Florida 32801.

[Signatures on next page]



LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
CROWN POINT, IN 46307

14.00
ml
dy

IN WITNESS OF THE ABOVE, I have set my hand on the day and year first written above.

Signed and delivered
in the presence of

[Signature]
Name TERMA D. RANSON

[Signature]
Name JAMES D. HARVELL

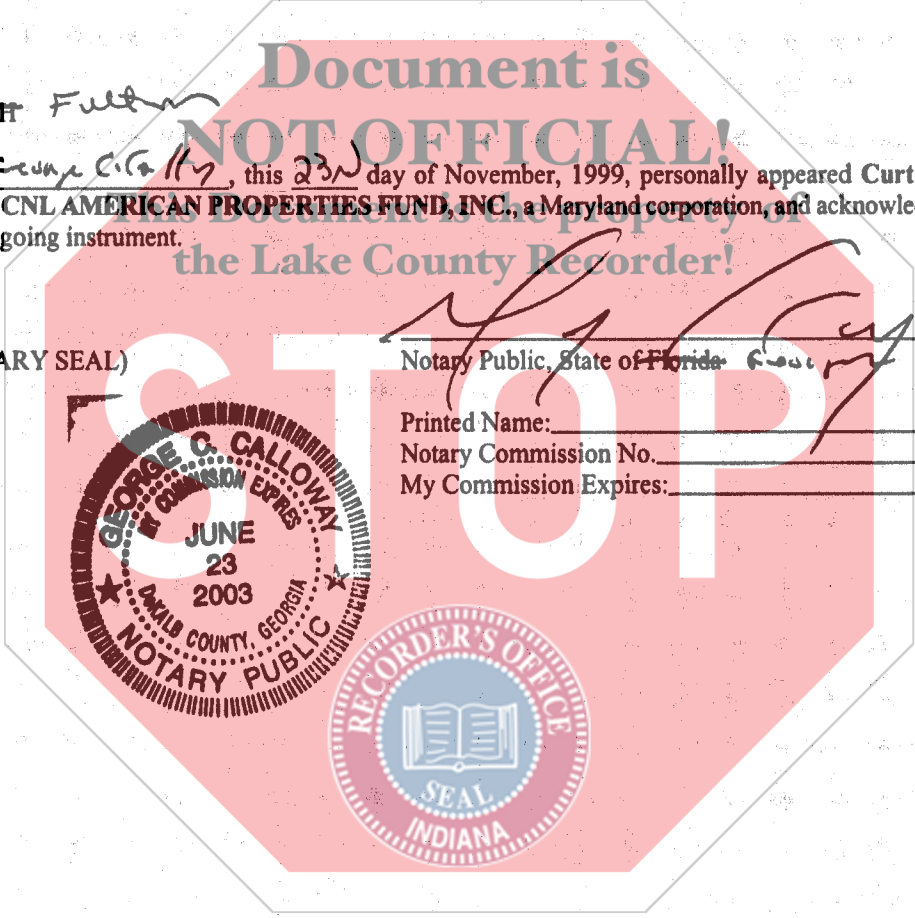
**CNL AMERICAN PROPERTIES FUND,
INC.**, a Maryland corporation

By [Signature]
Name **Curtis B. McWilliams**
Its **CEO**

STATE OF GEORGIA
COUNTY OF ~~FORSYTH~~ Fulton

Before me, George C. Calloway, this 23rd day of November, 1999, personally appeared **Curtis B. McWilliams**, as **CEO of CNL AMERICAN PROPERTIES FUND, INC.**, a Maryland corporation, and acknowledged the execution of the foregoing instrument.

(NOTARY SEAL)



[Signature]
Notary Public, State of Florida
Printed Name: _____
Notary Commission No. _____
My Commission Expires: _____

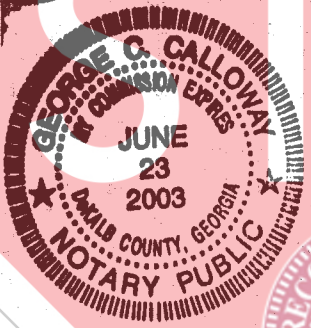


EXHIBIT A-1**Parcel 1:**

That part of Lot 1, Highland Town Center, in the Town of Highland, as shown in Plat Book 77, page 23, in Lake County, Indiana, bounded and described as follows:

Commencing at the Southeast corner of said Lot 1; thence North 89 degrees 27 minutes 34 seconds West, along the South line of said Lot 1, 1148.11 feet; thence North 00 degrees 11 minutes 11 seconds West, along a Westerly line of said Lot 1, 0.09 feet; thence North 34 degrees 45 minutes 25 seconds West, along a Westerly line of said Lot 1, 17.72 feet; thence North 01 degrees 55 minutes 20 seconds East, along a Westerly line of said Lot 1, 248.52 feet; thence North 02 degrees 34 minutes 46 seconds East, along a Westerly line of said Lot 1, 374.45 feet; thence North 44 degrees 51 minutes 46 seconds East, along a Westerly line of said Lot 1, 40.57 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 60.00 feet; thence North 41 degrees 03 minutes 43 seconds West, along a Westerly line of said Lot 1, 39.55 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 125.89 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 184.72 feet; thence South 88 degrees 51 minutes 11 seconds East, 10.00 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 14.14 feet, to the point of beginning; thence continuing along the last described course North 01 degrees 08 minutes 49 seconds East, 135.86 feet; thence North 44 degrees 02 minutes 57 seconds East, along a Westerly line of said Lot 1, 39.06 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 6.73 feet; thence North 89 degrees 50 minutes 12 seconds East, along a line at right angles to East line of said Lot 1, 34.00 feet, to a point of curvature; thence Easterly on a curve, tangent to the last described course, concave Southerly, having a radius of 195.00 feet, an arc distance of 91.43 feet and a chord bearing South 76 degrees 43 minutes 51 seconds East, to a point of tangency; thence South 63 degrees 17 minutes 54 seconds East, 138.72 feet; thence South 20 degrees 58 minutes 46 seconds East, 33.66 feet; thence Southerly on a curve, having a radius of 441.00 feet, an arc distance of 58.15 feet and a chord bearing South 17 degrees 33 minutes 43 seconds West; thence South 89 degrees 50 minutes 12 seconds West along a line at right angles to said East line of Lot 1, 270.64 feet to the point of beginning, in the Town of Highland, Lake County, Indiana.

Parcel 2:

Easement for access described in Document No. 94066757 dated September 26, 1994.

Parcel 3:

A Non-Exclusive Easement for Ingress and Egress and Cross Access Agreement as set forth in Instrument No. 96030241, dated April 30, 1996 and recorded May 7, 1996.