6433

BOOK 6778 PAGE 793

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Wal-Mart Properties, Inc. 701 South Walton Boulevard Bentonville, Arkansas 72716	Same	75-34 75-36 75-24
This instrument prepared by: Liddell, Sapp, Zivley & LaBoon, 3400 Texas Commerce Tower, Houston, Texas 77002.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, TEXAS COMMERCE BANK NATIONAL ASSOCIATION, a national banking association, and TEXAS COMMERCE FUNDING COMPANY, a Delaware corporation (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said WAL-MART PROPERTIES, INC., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,236,886.20.

Affiant

Subscribed and sworn to before me this 6th day of February, 1986.

Notary Public
My commission expires: 17 May 1987

2. Easement granted to the State of Tennessee for drainage facility and temporary construction easement as set out in Book 6389, page 299, Register's Office for Davidson County, Tennessee.

3. Easement as set out in Book 1272, page 504, Register's Office for Davidson County, Tennessee.

4. Permanent and perpetual easement to Metropolitan Government acting by and through the Electric Power Board of record in Book 3922, page 472, Register's Office for Davidson County, Tennessee.

5. Permanent and perpetual easement to Metropolitan Government acting by and through the Electric Power Board, of record in Book 3930, page 499, Register's Office for Davidson County, Tennessee.

6. A 20 foot permanent easement located off Old Hickory Boulevard to Davidson County, Tennessee of record in Book 5003, page 299, Register's Office for Davidson County, Tennessee.

7. Three 5 foot by 25 foot anchor easements along the easterly margin of the Louisville and Nashville Railroad acquired by the Metropolitan Government acting by and through the Electric Power Board, by decree in Docket No. C-2560, 3rd Circuit Court, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by themselves, except to the extent otherwise set forth in this Deed.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under them, but no further, subject, however, as aforesaid.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of February, 1986, the corporate parties having caused their names to be signed hereto by their duly authorized officers on said day and date.

TEXAS COMMERCE BANK NATIONAL ASSOCIATION

By: Charles F. Dees
Charles Dees, Vice President

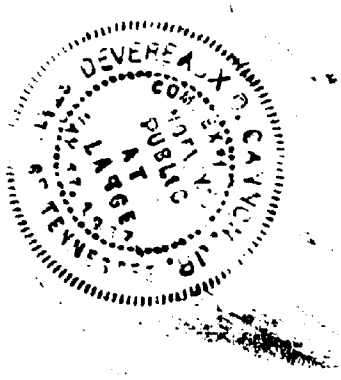
TEXAS COMMERCE FUNDING COMPANY

By: Charles F. Dees
Charles Dees, Vice President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Devereaux D. Cannon, Jr., a Notary Public of the State and County aforesaid, personally appeared Charles Dees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Vice President of TEXAS COMMERCE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of February, 1986.



Devereaux D. Cannon, Jr.
NOTARY PUBLIC

My commission expires: 17 May 1987

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Devereaux D. Cannon, Jr., a Notary Public of the State and County aforesaid, personally appeared Charles Dees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Vice President of TEXAS COMMERCE FUNDING COMPANY, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of February, 1986.

Devereaux D. Cannon, Jr.
NOTARY ~~PUBLIC~~

My commission expires: 17 May 1987

Being a tract of land in the Second Civil District of Davidson County, Tennessee located in the southeast quadrant of Lebanon Road and Old Hickory Boulevard, bounded on the east by Hermitage Estates, being part of the property quit-claimed to William Dodson Akin of record in Book 4956, page 453, R.O.D.C., and being part of the property devised to Mrs. Sara Dodson Stanford and Mrs. Elizabeth Dodson Morgan by Will of W. C. Dodson, deceased, of record in Will Book 60, page 66, County Court, Davidson County, and being more particularly described as follows:

Beginning at the point of intersection of the southerly margin of Lebanon Road and the easterly margin of the Louisville and Nashville Railroad; thence, with said Lebanon Road with a curve to the right 92.59 feet to a point, said curve having a radius of 3755.72 feet, a central angle of 01° 24' 45" and a tangent distance of 46.30 feet; thence, continuing with said margin N 31° 04' E, 247.28 feet to a point; thence, N 34° 58' E, 337.96 feet to the northwest corner of the property of Nichols, Hale and Kinslow Company of record in Book 5067, page 507, R.O.D.C., thence, leaving said Lebanon Road S 55° 02' E, 102.10 feet to a point; thence, along the westerly line of Hermitage Estates of record in Book 3300, pages 70 and 71, R.O.D.C., S 17° 57' E, 859.82 feet to the northerly line of Luree Estates of record in Book 5210, page 103, R.O.D.C.; thence, with said line S 86° 24' W, 7.60 feet to the westerly line of said subdivision; thence, with said subdivision S 04° 36' W, 362.72 feet to a point; thence, S 76° 57' W, 82.82 feet to a point; thence, S 15° 20' E 150.40 feet to the northeast corner of property conveyed to Metropolitan Government Electric Power Board of record in Book 3930, page 517, R.O.D.C., and Book 3922, page 466, R.O.D.C.; thence, with their north line S 70° 15' W, 166.70 feet to a point; thence, N 86° 36' W, 215.77 feet to the west line of said Power Board property; thence, with said west line S 03° 23' W, 399.94 feet to a point; thence, N 86° 37' W, 65.07 feet to the easterly margin of Old Hickory Boulevard; thence, with said margin with a curve to the right 345.25 feet to a point, said curve having a radius of 1829.86 feet, a central angle of 10° 48' 37" and a tangent distance of 173.14 feet; thence, continuing with said margin N 16° 07' W, 199.30 feet to the easterly margin of the Louisville and Nashville Railroad; thence, with said Railroad with a curve to the left 762.80 feet to the point of beginning; said curve having a radius of 1946.90 feet, a central angle of 22° 26' 48" and a tangent distance of 386.35 feet. Containing 18.93 acres, more or less.

Being the same property conveyed to Texas Commerce Bank National Association, a national banking association and Texas Commerce Funding Company, a Delaware corporation by deed from Charles K. Campbell of record in Book 5932, page 914, Register's Office for Davidson County, Tennessee.

EXHIBIT A

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 6 3 00 PM '96
IDENTIFICATION REFERENCE
7.4 6 3 0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5778 PAGE 80-1

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1.256.	886.20	
			3816.24 COTAX	
			.50 PRFEE	
			15.00 MOTX	
			CHECK 3831.44-	
			2873A02/06/96 DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.46.30

IDENTIFY REFERENCE

FEB 6 3 58 PM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 217462