ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Flagship Enterprises, Inc. (NAME)	Same (NAME)	
144 Second Avenue North, Ste. 210 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of 75-0-34
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6963 PAGE 361

For and in consideration of the sum of

------ Two Hundred Twenty-five Thousand, and no/100ths ------- ($225,000.00) -------DOLLARS

the receipt of which is hereby acknowledged,

WAL-MART PROPERTIES, INC.

have bargained and sold, and by these presents do transfer and convey unto the said

FLAGSHIP ENTERPRISES, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 2, on the plan of Wal-Mart Center, of record in Plan Book 6900, Page 3, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a concrete monument being the intersection of the southerly margin of Lebanon Road and the easterly margin of the Seaboard System Railroad; thence with the southerly margin of Lebanon Road with a curve to the right having a central angle of 01 degrees 24 minutes 45 seconds a radius of 3,755.72 feet and an arc length of 92.59 feet; thence North 31 degrees 04 minutes East 22.28 feet; thence leaving said road South 78 degrees 42 minutes 36 seconds East 271.75 feet to the westerly margin of a proposed drive; thence with said drive South 05 degrees 35 minutes 00 seconds West 175.00 feet; thence leaving said drive North 84 degrees 25 minutes 00 seconds West, 293.64 feet to a point in the easterly margin of Seaboard System Railroad; thence with a curve to the left having a central angle of 03 degrees 00 minutes 10 seconds a radius of 1,946.90 feet and an arc length of 102.04 feet to the point of BEGINNING.

BEING part of the property conveyed to Wal-Mart Properties, Inc., a Delaware corporation, by deed from Texas Commerce Bank National Association, a national banking association, and Texas Commerce Funding Company, a Delaware corporation, of record in Book 6778, Page 799, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREBY SHALL HENCEFORTH BE RESTRICTED FROM USE OF THE LAND OR IMPROVEMENTS THERETO AS A BAR, NIGHT CLUB, THEATRE, OR BOWLING ALLEY, WITHOUT THE STRICT PRIOR WRITTEN CONSENT OF WAL-MART PROPERTIES, INC., THEIR SUCCESSORS OR ASSIGNS.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 our hands this 15th day of August, 19 86.

WALMART PROPERTIES, INC.

ATTEST: _____ BY: _____

Douglas L. Sperber [Office] — Vice Pres. [Office]

Asst. Secretary — Curtis H. Barlow

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF Benton

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Douglas H. Sparks and Curtis H. Barlow with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they are to be the Assistant Secretary and Vice President respectively of Wal-Mart Properties, Inc., the within named bargainor, a corporation, and that they as such Assistant Secretary and Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Curtis H. Barlow as Vice President and attesting the same by the said Douglas H. Sparks as Assistant Secretary.

Witness my hand and seal, at office in Bentonville, AR, this 15th day of August, 1986.

Pat McKu Notary Public

Commission expires April 2, 1993

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 225,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 26th day of August, 1986.

My commission expires 17 May, 1987 Notary Public _____

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

SEND TAX BILLS TO: WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

AUG 29 9 35 AM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

CHECK 36627.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 363

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

225000.00- CAMT.
630.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 636.50-
5845A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36627

IDENTIFT REFERENCE

AUG 29 9 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288789