BOOK 7256 PAGE 970

WARRANTY DEED

Warranty Deed made on May 22, 1987, by WAL-MART PROPERTIES, INC. ("Grantor"), a Delaware corporation of P. O. Box 116, City of Bentonville, County of Benton, State of Arkansas, to Pennmark Investment Group III, Inc. ("Grantee"), a Pennsylvania corporation of Suite 120, 320 King of Prussia Road, City of Radnor, State of Pennsylvania.

Grantor, in consideration of Ten Dollars ($10.00) in hand paid by Grantee, receipt of which is hereby acknowledged, hereby sells and conveys to Grantee, its successors and assigns forever, the tract of land situated in the County of Davidson, STATE OF TENNESSEE, and more particularly described in Exhibit "A" attached hereto and made a part hereof. This conveyance is subject to the easements, restrictions, reservations, and other matters listed in Exhibit "B" attached hereto and made a part hereof.

To have and hold the same with all and singular the hereditaments and appurtenances of and to the same belonging. Grantor covenants that it is seised and possessed of the said land, and has a right to convey its, and Grantor warrants the title against all persons whomsoever.

AFFIDAVIT ACCOMPANYING TENNESSEE DEED

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

The actual consideration or value, whichever is greater, for this transfer is $3,546,000.00.

C. E. Self, Affiant

Subscribed and sworn to before me, this the 22nd day of May, 1987.

Cheryl L. Robbins
Notary Public

(Seal)

My Commission Expires: December 10, 1993

SLB/CLOSE/TN710

RUSH

IDENTIFICATION REFERENCE

32571

IN WITNESS WHEREOF, Wal-Mart Properties, Inc. has caused this instrument to be executed on the day and year first above written by its duly authorized officers, but said execution is to be effective May 22, 1987.

ATTEST:

Anthony L. Fuller
Assistant Secretary

WAL-MART PROPERTIES, INC.

By: C. E. Self
Vice President-Finance

(Corporate Seal)

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

Before me, a notary public of the State and County aforesaid, personally, appeared, C. E. Self, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President-Finance of Wal-Mart Properties, Inc., the within named bargainor, a Delaware corporation, and he, as such Vice President-Finance, being authorized so to do, executed the foregoing agreement for the purpose therein contained, by signing the name of the corporation thereto by himself as Vice President-Finance.

Witness my hand and seal this 22nd day of May, 1987.

Cheryl L. Robbins
Notary Public

(Seal)

My Commission Expires: December 10, ~~1983~~ 1993.

Mail subsequent tax bills to:
Pennmark Investment Group III, Inc.
(Nashville, Tennessee)
c/o Wal-Mart Stores, Inc.
P. O. Box 116
Bentonville, AR 72716

Prepared by: Anthony Fuller
Attorney at Law
P. O. Box 116
Bentonville, AR 72716

MORTGAGE:
Fidelity & Guaranty Life Insurance Co.
100 Light Street
Baltimore, Maryland 21202

Map : 75
Parcels: p/o 34 and 36

EXHIBIT

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Old Hickory Boulevard and Lebanon Road, being Lot Nos. 4 and 6 as shown on the plan of Wal-Mart Center as of record in Book 6900, Page 3, R.O.D.C., first revision recorded March 4, 1987 in Book 6900, Page 237, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Old Hickory Boulevard and the easterly margin of the Seaboard System Railroad.

THENCE, with said easterly margin of the Seaboard System Railroad with a curve to the left 660.70 feet to a point, said curve having a central angle of 19°26'38", a radius of 1946.90 feet and a tangent of 333.56 feet;

THENCE, leaving said easterly margin with the southerly line of Lot No. 2 as shown on the plan of Wal-Mart Center, of record in Book 6900, Page 237, R.O.D.C., S84°25'E, 293.64 feet to a point;

THENCE, with the easterly line of said Lot No. 2 and a portion of the easterly line of Lot No. 3, as shown on said plan NO5°35'E, 225.00 feet to a point;

THENCE, continuing with said easterly line of Lot No. 3 with a curve to the right 112.99 feet to a point, said curve having a central angle of 13°48', a radius of 469.13 feet, and a tangent of 56.77 feet;

THENCE, with the northeasterly line of said Lot No. 3, N37°21'W, 206.28 feet to a point in the southeasterly margin of Lebanon Road;

THENCE, with said southeasterly margin N34°58'E, 116.96 feet to a point;

THENCE, leaving said southeasterly margin with the westerly line of Lot No. 5, as shown on the aforementioned plan of Wal-Mart Center, the following calls:

S43°32'E, 110.00 feet to a point;

With a curve to the right 75.88 feet to a point, said curve having a central angle of 23°30'00", a radius of 185.00 feet and a tangent of 38.48 feet;

With another curve to the right 73.51 feet to a point, said curve having a central angle of 42°06'56", a radius of 100.00 feet and a tangent of 38.50 feet;

THENCE, with the southerly line of said Lot No. 5, N66°52'36"E, 120.42 feet to a point;

THENCE, with the westerly line of Hermitage Estates, as of record in Book 3300, Page 70, R.O.D.C., S17°57'E, 635.82 feet to a point;

THENCE, with a portion of the northerly line of Luree Estates, as of record in Book 5210, Page 103, R.O.D.C., S86°24'W, 7.60 feet to a point;

THENCE, with the westerly line of said Luree Estates S04°36'W, 362.72 feet to a point;

THENCE, with a portion of the northerly line of Hermitage Estates, as of record in Book 3300, Page 70, R.O.D.C., S78°57'W, 82.82 feet to a point;

THENCE, with the westerly line of said Hermitage Estates S15°20'E, 150.40 feet to a point;

THENCE, leaving said westerly line, with the northerly line of the property conveyed to Nashville Electric Service by deeds of record in Book 3922, Page 468, and Book 3930, Page 517, R.O.D.C., S07°15'W, 166.70 feet to a point;

THENCE, continuing with said northerly line N86°36'W, 215.77 feet to a point;

THENCE, with the westerly line of said Nashville Electric Service property S03°23'W, 399.94 feet to a point;

THENCE, N86°37'W, 65.07 feet to a point in the easterly margin of Old Hickory Boulevard;

THENCE, northerly with said easterly margin with a curve to the right 93.29 feet to a point, said curve having a central angle of 02°55'15", a radius of 1829.86 feet and a tangent of 46.65 feet;

THENCE, leaving said margin with the southerly, easterly, and northerly lines of Lot No. 1, as shown on the plan of Wal-Mart Center, as of record in Book 6900, Page 237, R.O.D.C., the following calls:

With a curve to the left 107.16 feet to a point, said curve having a central angle of 83°14'54", a radius of 73.75 feet and a tangent of 65.53 feet;

NO3°23'E, 285.00 feet to a point;

N84°25'W, 213.37 feet to a point in the easterly margin of Old Hickory Boulevard;

THENCE, with said easterly margin N16°07'W, 56.11 feet to the point of beginning.

Containing 13.79 acres, more or less

Included in the above described parcel, but expressly excluded there from is Lot No. 4, as shown on the plan of Wal-Mart Center, as of record in Book 6900, Page 273, R.O.D.C. and being more particularly described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located east of Old Hickory Boulevard and south of Lebanon Road (U.S. Highway 70), more particularly described as follows:

BEGINNING at a point located in the easterly margin of a proposed drive located approximately 30 feet southeast of the southeasterly corner of Outlot 3, said corner being located S37°21'26"E, 206.28 feet from a point in the southerly margin of Lebanon Road, said point being 435 feet, more or less, northeast of the easterly margin of the Seaboard System Railroad property:

THENCE, S55°28'45"E, 188.05 feet;

THENCE, S19°10'26"E, 138.79 feet;

THENCE, N72°21'32"W, 95.00 feet;

THENCE, N84°25'00"W, 127.00 feet to a point in the easterly margin of a proposed drive;

THENCE, with said drive, N05°35'00"E, 26.00 feet;

THENCE, N84°25'W, 8.00 feet;

THENCE, N05°35'E, 77.00 feet;

THENCE, N08°45'E, 94.23 feet to the point of beginning;
Containing 0.67 acre, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 7256 PAGE 976

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

CW. 3.546.000.00

9928.80 CSTAX
.50 PRFEE
18.00 WDFEE
CHECK 9947.30-
4830A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3257.1

IDENTIFICATION REFERENCE

JUN 3 2 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 89222