This instrument prepared by: Wal-Mart, 701 South Walton Blvd. Hwy. 71 Bentonville AR 727

New Owner
Firestone Tire & Rubber Co.
1200 Firestone Pkwy.
Akron, Ohio 44317

Send Tax Bills
Same

Map-Parcel Number
75-14

Parcel 134

FLC
54

GENERAL WARRANTY DEED

BOOK 7294 PAGE 540

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, WAL-MART PROPERTIES, INC., a Delaware corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does sell and convey unto THE FIRESTONE TIRE & RUBBER COMPANY, an Ohio corporation whose tax mailing address is 1200 Firestone Parkway, Akron, Ohio 44317 (hereinafter referred to as the "Grantee"), its successors and assigns forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot No. 1 on the Plan of Wal-Mart Center of record in Plat Book 6900, Page 237, in the Register's office for Davidson County, Tennessee, being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof.
>
> Being a portion 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 land conveyed hereby shall not be used for taverns, bars, billiard parlors, night clubs, dance halls, movie theaters, bowling alleys, or any other business whose principle income is from the sale of entertainment, amusement, or alcoholic beverages, so long as Grantor, an affiliated company, its successors, or assigns operate either a retail or wholesale outlet adjacent to the above described premises.

together with the appurtenances, hereditaments, estate, title and interest thereto appertaining, to have and to hold the property to the Grantee, its successors and assigns, forever.

The Grantor, for itself and for its successors and assigns, does hereby covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized and possessed of the property in fee simple; that the Grantor has full power, authority and right to sell and convey the property; and that the property is free from all encumbrances, except for easements and restrictions which appear of record in the Register's Office for Davidson County, Tennessee; except for title to any portion of the property embraced within the bounds of any roads; and except for the lien for real property taxes, which for 198/ are being prorated to the date hereof and being assumed by Grantee. The Grantor covenants and binds itself, its successors and assigns, to warrant and defend the title to the property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender, and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of July, 1987.

GRANTOR:

WAL-MART PROPERTIES, INC.

BY: Thomas P. Seay
ITS: Sr. Vice President

ATTEST:

BY:
Its: Assistant Secretary

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

Before me, Irene Anne Wedin, a Notary Public in and for said State and County, personally appeared Thomas P. Seay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sr. Vice President of Wal-Mart Properties, Inc., the within named bargainer, a corporation, and that he, as such Sr. Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as the Sr. Vice President.

WITNESS my hand and official seal at Bentonville, Arkansas, this 9th day of July, 1987.

Irene Anne Wedin
Notary Public

My Commission Expires: March 6, 1992

This instrument prepared by:

Wal-Mart Properties, Inc.
701 S. Walton Blvd.
Bentonville, AR 72716
After recording return to:

Land Address: Vacant land at
Old Hickory Blvd
& S. of Lebanon Rd.

State Tax: _____

Registrar's Fee: _____

Recording Fee: _____

TOTAL: _____

EXHIBIT A
Wal-Mart Shopping Center
Lot 1

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 in the easterly margin of Old Hickory Boulevard located 56 feet more or less from the easterly margin of the Seaboard System Railroad property;

THENCE, leaving said margin, S 84° 25' 00" E, 213.37 feet, to the westerly margin of a proposed drive;

THENCE, with said proposed drive, S 03° 23' 00" W, 285.00 feet;

THENCE with a curve to the right having a central angle of 83° 14' 54", a radius of 73.75 feet, and an arc length of 107.16 feet to the easterly margin of Old Hickory Boulevard;

THENCE, northerly with said Boulevard with a curve to the right having a central angle of 07° 53' 22", a radius of 1,829.86 feet, and an arc length of 251.96 feet to a concrete monument.

THENCE, N 16° 07' 00" W, 143.69 feet to the point of beginning.

Containing 1.17 acres.

STATE OF Tennessee)
)SS
COUNTY OF Davidson)

AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BY: Janet B. Strother

SUBSCRIBED AND SWORN TO before me this 10th. day of July, 1987.

Notary Public

My Commission Expires:

October 1, 1989

44994

IDENTIFICATION REFERENCE

JUL 13 9 51 AM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 544

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

265000.00- CASH
742.00 STAX
.50 PRFEE
12.00 MISC
CHECK 754.50-
09/2AC7/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44994

IDENTIFT REFERENCE

JUL 13 9 51 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 103160