GENERAL WARRANTY DEED

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 ROBERT J. LeROY with a mailing address of P.O. Box 100982, Nashville, Tennessee 37210 (hereinafter referred to as the "Grantee"), his heirs and assigns forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 4 on the Plan of Wal-Mart Center of record in Plat Book 6900, Page 237, in the Register's office of Davidson County, Tennessee, being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof, SUBJECT to all matters on plat of record in Book 6900, page 3, first revision recorded in Book 6900, Page 237 and as more particularly shown on the survey prepared by Barge, Waggoner, Sumner and Cannon, dated November 25, 1988.
>
> 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 property conveyed hereby shall only be used for the operation of a car wash or any other retail establishment of the type typically found in the highest class shopping centers and malls in the county in which the property is located, and for no other purpose without the written consent of Grantor or its successors. No building on the property shall exceed Eighteen (18) feet in height or 3,500 square feet in size. The property shall not be used for taverns, bars, night clubs, dance halls, movie theaters, bowling alleys, adult book stores, or any other business whose principal income is from the sale of alcoholic beverages, entertainment, or amusement. All said covenants, conditions, and restrictions shall remain in effect so long as Grantor or affiliated company, its successors, or assigns operate either a retail or wholesale business adjacent to the property.

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

The Grantor, for itself and for its successors and assigns, does hereby covenant with the Grantee, his heirs 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 those encumbrances, easements,

restrictions, and other matters shown on the plat of record referenced above; except for title to any portion of the property embraced within the bounds of any roads; and except for the lien for 1989 real property taxes, which 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,his heirs 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 January, 1989.

ATTEST:

Assistant Secretary

WAL-MART PROPERTIES, INC.

By:
Thomas P. Seay
Senior Vice-President

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS P. SEAY, and W.G. Bothwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be Senior Vice-President and Assistant Secretary of WAL-MART PROPERTIES, INC., the within named bargainer, a corporation, and that they as such Senior Vice-President and Assistant Secretary, being authorized so to do, executed the within instrument for the purposes contained therein by signing the name of the corporation by themselves as such Senior Vice-President and acknowledging as such Assistant Secretary.

Witness my hand and seal of office this 9th day of January, 1989, at Bentonville, Arkansas.

Notary Public

My Commission Expires:

September 15, 1995.

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 4 as shown on the plan of First Revision, Wal-Mart Center, as of record in Book 6900, page 237, R.O.D.C., and being more particularly described as follows:

Begin at a point in the southeasterly margin of Lebanon Road, said point being northeasterly 551.83 feet, as measured along said margin, from the easterly margin of the CSX Transportation (Railroad):

thence, leaving said southeasterly margin with the easterly margin of a joint access and public utility easement as shown on said plan of First Revision, Wal-Mart Center the following calls:

S 43 degrees 32 minutes 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 degrees 30 minutes 00 seconds, a radius of 185.00 feet and a tangent of 33.48 feet;

with a curve to the right 73.51 feet to a point, said curve having a central angle of 42 degrees 06 minutes 56 seconds, a radius of 100.00 feet and a tangent of 38.50 feet;

S 30 degrees 14 minutes W, 41.20 feet to a point;

with a curve to the left 30.65 feet to the true point of beginning of the herein described parcel, said curve having a central angle of 03 degrees 59 minutes 59 seconds, a radius of 439.13 feet and a tangent of 15.33 feet;

thence, leaving said margin, the following calls;

S 55 degrees 28 minutes 45 seconds E, 188.05 feet to a point;

S 19 degrees 10 minutes 26 seconds E, 138.79 feet to a point;

N 72 degrees 21 minutes 32 seconds W, 95.00 feet to a point;

thence, N 84 degrees 25 minutes 00 seconds W, 127.00 feet to a point in the easterly margin of a joint access and public utility easement;

thence, with said margin, the following calls;

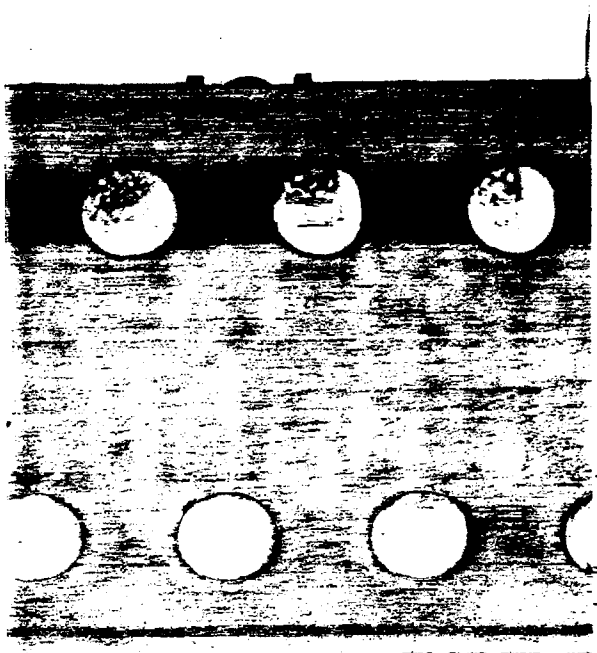
N 05 degrees 35 minutes E, 26.00 feet to a point;

N 84 degrees 25 minutes W, 8.00 feet to a point;

N 05 degrees 35 minutes E, 77.00 feet to a point;

N 08 degrees 45 minutes E, 94.32 feet to the point of beginning, containing 28,968 square feet or 0.67 acre, more or less.

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.



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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 756

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
	CAMT	185000.00		
	CON TX		610.50	
	PRFEE		0.50	
	WDEED		12.00	
	TOTAL		623.00	
	CHECK		623.00	
01/10/89	01	15:20 0001	5032	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00456

IDENTIFI REFERENCE

Jan 10 3 19 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171701