Box 49

BOOK 11081 PAGE 864

CORPORATION DEED

THIS DEED made this 10th day of July, 1998, between **SAM'S EAST, INC.**, a Delaware corporation, with offices in the county of Benton, State of Arkansas, successor in interest to Wal-Mart Stores, Inc. a Delaware corporation (hereinafter referred to as "Grantor"), and **COOPER, MCAFFEE, PROCTOR, WATSON, BELLEVUE REALTY,** with a mailing address of 1612 Saratoga Way, Edmond, OK 73003 (hereinafter referred to as "Grantee"),

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land, containing 1.09 acres, more or less, situated, lying, and being in the City of Nashville, County of Davidson, State of Tennessee as more particularly described on Exhibit A attached hereto and made a part hereof (the "Land");

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof, and subject to the following conditions and restrictions: (i) Grantee covenants that the Property will only be used for purposes of the kind typically found in shopping centers, including, but not limited to, offices, restaurants, financial institutions, and retail shops, and for no other purpose without the written consent of Grantor or its successors. Grantee further covenants that the Property will not be used for a bar, tavern, dance hall, adult book store, movie theater, bowling alley, discount rack shoe store, automotive maintenance facility engaged in quick lube/oil changes, or any other business whose principal revenues are from the sale of alcoholic beverages, amusement, or entertainment; (ii) Grantee covenants that only one (1) one-story building shall be erected on the Property, which building, so long as the applicable parking criteria set forth hereinbelow is maintained, shall not exceed 4,000 square feet in floor size and shall not exceed eighteen (18) feet in height and the exterior of which shall not be constructed of metal. Grantee covenants that in the event the Property is used for a restaurant, there shall not be less than fifteen (15) parking spaces on the Property for every 1,000 square feet of floor building area thereon; for all other uses permitted hereunder there shall not be less than six (6) parking spaces per 1,000 square feet of floor building on the Property. Grantee covenants that only signs advertising business located on the Property may be erected thereon. The Property and all improvements erected or constructed thereon shall be maintained in good condition and repair; (iii) All such covenants, conditions, and restrictions shall remain in effect either for so long as Grantor or an affiliated company or its successors is either owner or lessee of real estate adjoining the Property or for fifty (50) years, whichever time period is less.

And said Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof, any and all other matters of record, and the conditions and restrictions as stated herein, and subject to real property taxes for the year of 1998, and thereafter.

RETURN TO:
LAWYERS TITLE INS. CORP.
600 N. PEARL STE 700 LB 185
DALLAS, TX 75201
ATTN: Linda Moore

2033 08/26 0101 03CHECK 1095.

98 AUG 26 AM 9:57

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0479671

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its Vice President of the Grantor corporation and caused its corporate seal attested by its Assistant Secretary to be hereto affixed the day and year first above written.

(CORPORATE SEAL)

ATTEST:
By: _____
Assistant Secretary
Witness

SAM'S EAST, INC.
BY: _____
Paul Carter
Its: Executive Vice President

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 1st day of June 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony L. Fuller, to me personally known, who being by me duly sworn did say that he is the Vice President of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the seal of said corporation and that said deed was signed and sealed in behalf of said corporate trust by authority of its Board of Directors and said Anthony L. Fuller acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Christine E. Gay
Notary Public

My Term Expires November 12, 2007

OFFICIAL SEAL
CHRISTINE E. GAY
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 11-12-07

THIS INSTRUMENT PREPARED BY:

SEAN COLLYGE
SAM'S EAST, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72712-6489

ADDRESS NEW OWNER: Cooper, McAffee, Proctor, Watson, Bellevue Realty
623 Old Hickory Blvd.
Bellevue, TN. 37209-5124

TAX I.D. P/O 114-308

SEND TAX BILLS TO: Cooper McAfee Proctor Watson Belleview Realty
8020 NW 18th Street
Oklahoma City, OK 73127-1124

EXHIBIT "A" SAM'S EAST, INC.

(Attached to and made a part of that certain Corporation Warranty Deed dated _____ by and between ~~WAL-MART REAL ESTATE BUSINESS TRUST~~ as Grantor, and COOPER, MCAFFEE, PROCTOR, WATSON, BELLEVUE REALTY as Grantee)

BEING LAND IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTY-THIRD COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PLAT OF PHASE II WESTVIEW PLAZA AS OF RECORD IN PLAT BOOK 7900, PAGE 621, R.O.D.C., LOCATED GENERALLY WEST OF OLD HICKORY BOULEVARDAND SOUTH OF INTERSTATE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AT THE SOUTHEASTERLY CORNER OF PARCEL 172 ON DAVIDSON PROPERTY MAP NO. 114 AND BEING CONVEYED TO WAL-MART STORES, INC. IN BOOK 8881, PAGE 150, R.O.D.C.;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD S 05° 39′ 47″ E, 197.58 FEET TO A POINT;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD WITH A PHASE LINE THE FOLLOWING CALLS:

S 42° 29′ 38″ W. 24.22 FEET TO A POINT;
N 82° 46′ 31″W. 199.23 FEET TO A POINT;
N 75° 50′ 37″W. 30.68 FEET TO A POINT;

THENCE, LEAVING SAID PHASE LINE WITH A SEVERANCE LINE THE FOLLOWING CALLS:

S 08° 41′ 11″ W, 62.66 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 200 FEET, A CENTRAL ANGLE OF 40° 27′ 36″. A LENGTH OF 141.23 FEET, A TANGENT OF 73.70 FEET AND A CHORD OF N 11° 32′ 37″ W, A DISTANCE OF 138.32 FEET TO A POINT ON THE SOUTHERLY LINE OF WAL-MART STORES, INC., RECORDED IN BOOK 8881, PAGE 150, R.O.D.C., AND ALSO BEING PARCEL 172 ON DAVIDSON COUNTY PROPERTY MAP NO. 114;

THENCE, ALONG SAID SOUTHERLY LINE OF WAL-MART STORES, INC., S 86° 19′ 58″ E, 242.97 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 47,641 SQUARE FEET OR 1.09 ACRES MORE OR LESS.

Being a portion of the property conveyed to Walmart Stores, Inc., by deed of record in Book 8881, page 150, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B" SAM'S EAST, INC.

(Attached to and made a part of that certain
Corporation Warranty Deed dated _____
by and between ~~WAL-MART REAL ESTATE BUSINESS TRUST~~ as Grantor, and COOPER, MCAFFEE, PROCTOR, WATSON, BELLEVUE REALTY as Grantee)

PERMITTED EXCEPTIONS

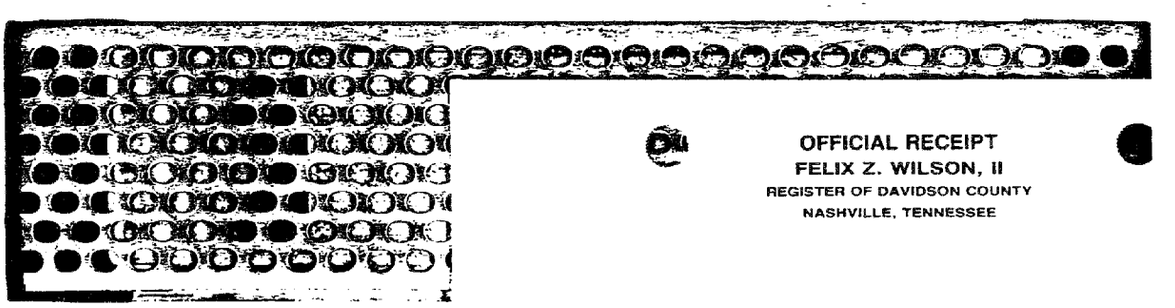
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transaction is $290,892.00

Affiant

My Commission Expires:10/12/99

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 11081 PAGE 868

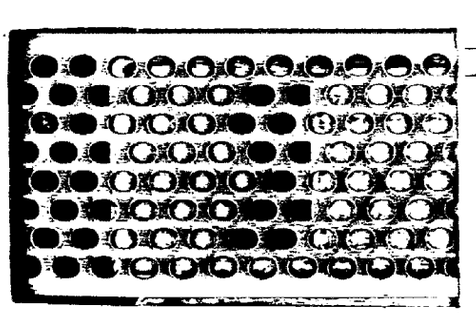
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	290892.00
CON TX	1076.30
PRFEE	1.00
MISC	16.00
CFEE	2.00
TOTAL	1095.30
CHECK	1095.30

08/26/98 01 09:58 0001 2033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047967.1
IDENTIF. ↑ REFERENCE

98 AUG 26 AM 9:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1337517