Box 14-A
12346-2

BOOK 11270 PAGE 879

0530036
IDENTIF. ↑ REFERENCE

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

98 DEC 29 PM 3:00

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Walton Development Company, LLC 6623 Ellwood Court Nashville, Tennessee 37205	Same	Map 060-140-0 Parcel 13, 14, 15

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WALTON PROPERTIES, L.P.**, a Tennessee limited partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto **WALTON BUSINESS PARK, LLC,** a Tennessee limited liability company, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever, except as to those matters set forth on Exhibit B attached hereto to which this conveyance is made subject.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 23rd day of December, 1998.

WALTON PROPERTIES, L.P.

By: WALTON DEVELOPMENT COMPANY, LLC
General Partner

By: _____
James E. Walton, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, of the state and county aforesaid, personally appeared James E. Walton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be pr[illegible] Company, within named bargainor, [illegible] such President executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this ____ day of _____, 1998.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Walton, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Walton Development Company, LLC, a Tennessee limited liability company (the "General Partner"), the General Partner being the general partner of Walton Properties, L.P., a Tennessee limited partnership (the "Partnership"), within named bargainor, and that he as such President of the General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as President of the General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1998.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: May 27, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11270 PAGE 881

The actual consideration for this transfer or value of property (whichever is greater) is $ 425,000.00 .

Sworn to and subscribed before me,
this 23 day of December, 1998.

Notary Public
My Commission Expires: 5/27/01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to an ALTA/ACSM Land Title Survey dated December 8, 1998 by R. Scot Cherry (R.L.S. #1512) as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Woodfolk Avenue, 50 feet in width, and the westerly right-of-way line of Brick Church Pike, 84 feet in width;

Thence leaving the southerly right-of-way line of Woodfolk Avenue with the westerly right-of-way line of Brick Church Pike, along a curve to the left, along an arc length of 50.12 feet, the central angle of which is 01 deg 56 min 52 sec. the radius of which is 1474.39 feet, the chord of which is south 30 deg 50 min 29 sec east, 50.12 feet to an existing iron rod;

Thence south 31 deg 48 min 55 sec east, 741.51 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 197.53 feet, the central angle of which is 08 deg 08 min 23 sec. the radius of which is 1390.39 feet, the chord of which is south 27 deg 44 min 43 sec east, 197.36 feet to an existing iron rod at a corner common with the property of James L. Downing, et ux., as of record in Deed Book 5636, page 568, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Brick Church Pike with the Northerly property line of James L. Downing, et ux., south 77 deg 38 min 29 sec west, 205.52 feet to an existing iron rod;

Thence with the westerly property line of James L. Downing, et ux., south 20 deg 54 min 31 sec. east, 91.30 feet to an existing iron rod, at a corner common with the property of James L. Downing, et ux., as of record in Deed Book 5173, page 742, and Deed Book 3071, page 123, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of James L. Downing, et ux., south 80 deg 25 min 29 sec west, 874.78 feet to an existing iron rod;

Thence south 79 deg 50 min 33 sec west, 381.33 feet to an existing iron rod;

Thence with the westerly property line of James L. Downing, et ux., south 06 deg 03 min 18 sec west, 48.14 feet to an existing iron rod, at a corner common with the property of Capitol Properties, as of record in Deed Book 6956, page 582, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Capitol Properties, north 79 deg. 27 min 48 sec west, 148.51 feet to an existing iron rod;

Thence with the easterly property line of Capitol Properties, north 06 deg 40 min 07 sec east, 247.49 feet to an existing iron rod;

Thence with the northerly property line of Capitol Properties, south 74 deg 49 min 57 sec west, 169.42 feet to an existing iron rod;

Thence with the easterly property line of Capitol Properties, north 20 deg 24 min 55 sec west, 800.37 feet to an existing iron rod;

Thence north 06 deg 57 min 31 sec east, 74.47 feet to an existing iron rod at the intersection of the westerly terminus of Woodfolk Avenue and the southerly right-of-way line of Woodfolk Avenue;

Thence leaving the westerly terminus of Woodfolk Avenue with the southerly right-of-way line of Woodfolk Avenue, South 83 deg 49 min 58 sec east, 627.73 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 131.54 feet, the central angle of which is 26 deg 26 min 41 sec, the radius of which is 285.00 feet, the chord of which is north 82 deg 56 min 47 sec east, 130.38 feet to an existing iron rod;

Thence north 69 deg 43 min 23 sec east, 714.08 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 35.09 feet, the central angle of which is 80 deg 24 min 34 sec, the radius of which is 25.00 feet, the chord of which is south 70 deg 04 min 20 sec east, 32.28 feet to the point of beginning containing 1,519,762 square feet or 34.889 acres more or less.

Being the same property conveyed to Walton Properties, L.P., a Tennessee limited partnership by deed from Hautense Walton as of record in Book 11263, page 315, Register's Office for Davidson County, Tennessee.

The above description was prepared from an ALTA/ACSM Land Title Survey of the John W. Walton, Jr. Property dated December 8, 1998, revised December 21, 1998, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. No. 1512, 622 West Iris Drive, Nashville, TN 37204.

EXHIBIT B

1. Metro Taxes for 1998 and subsequent years, a lien but not yet due and payable. Map 060-14-0, Parcels 013.00, 014.00 and 015.00.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 8117, Page 618, and in Book 8117, Page 621, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9952, Page 360, in Book 9952, Page 363, and in Book 101105, Page 229, Register's Office for Davidson County, Tennessee.

4. Matters shown on Boundary of Topographic Survey of the John W. Walton, Jr., Property prepared by Cherry Land Surveying, dated November 10, 1997.

5668 12/29 0101 03CHECK 3079.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11270 PAGE 885

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT
$225000.00
CON TX 3032.50
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 3079.50
CHECK 3079.50

12/29/98 01 14:57 0001 5668

0530036
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 3:00
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402983