LTIC File No. 44402

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 6,082,707.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF AUGUST, 1999

NOTARY PUBLIC

F. KEITH JAGEL
MY COMMISSION # CC 819863
EXPIRES May 25, 2003
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Walgreen Co. 200 Wilmot Road Deerfield, Illinois 60015	NEW OWNER	91-14-100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, West Bay Investments, Inc., a Florida corporation HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Walgreen Co., an Illinois corporation HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Please see attached Exhibit "A" for legal description.

99 NOV -1 PM 12:07

RECEIVED
DAVIDSON COUNTY, TN.

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RECORDED

This conveyance is made subject to the following:

Please see attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 30 day of AUGUST, 1999.

West Bay Investments, Inc.

By: _____

Title: JOHN PICCIONE

STATE OF FLORIDA }
COUNTY OF ORANGE }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JOHN PICCIONE with whom I am personally acquainted, (~~or proved to me on the basis of satisfactory evidence~~), and who, ~~upon oath~~, acknowledged ~~him~~ self to be the ~~President~~ of West Bay Investments, Inc., an ~~Illinois~~ Florida corporation, and that ~~he~~ as such JOHN PICCIONE executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~him~~ self as President.

WITNESS my hand and official seal at ORLANDO, FLORIDA, **this** 30th **day of** AUGUST, **1999.**

_____

NOTARY PUBLIC

My Commission Expires: _____

F. KEITH JAGEL
MY COMMISSION # CC 819863
EXPIRES: May 25, 2003
Bonded Thru Notary Public Underwriters

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail set at the intersection with the northerly right-of-way line of Charlotte Pike, 66 feet in width and the easterly right-of-way line of Midland Avenue, width varies;

Thence, leaving the northerly right-of-way line of Charlotte Pike with the easterly right-of-way line of Midland Avenue North 06 deg. 10' 25" East, 147.12 feet to a P.K. nail set;

Thence, North 74 deg. 44' 03" East, 25.00 Feet on an iron rod set;

Thence, North 09 deg. 21' 20" West, 6.04 feet to a P.K. nail set;

Thence, North 04 deg. 53' 57" East, 113.26 feet to an existing iron rod at the intersection with the southerly right-of-way line of O'Brien Avenue, width varies;

Thence, leaving the easterly right-of-way line of Midland Avenue with the southerly right-of-way line of O'Brien Avenue North 88 deg. 49' 14" East, 74.93 feet to an existing iron rod;

Thence, North 05 deg. 43' 01" East, 5.03 feet to a P.K. nail set;

Thence, North 88 deg. 49' 14" East, 202.51 feet to a P.K. nail set;

Thence, South 08 deg. 22' 36" East, 15.12 feet to a P.K. nail set;

Thence, North 88 deg. 49' 14" East, 68.50 feet to a P.K. nail set at the intersection with the westerly right-of-way line of Robertson Avenue, 94.5 feet in width;

Thence, leaving the southerly right-of-way line of O'Brien Avenue with the westerly right-of-way line of Robertson Avenue South 06 deg. 12' 44" East, 147.46 feet to P.K. nail set;

Thence, with a curve to the right, along an arc length of 23.66 feet, the central angle of which is 67 deg. 47' 36", the radius of which is 20.00 feet, the chord of which is South 40 deg. 06' 32" West, 22.31 feet to a P.K. nail set at the intersection with the northerly right-of-way line of Charlotte Pike;

Thence, leaving the westerly right-of-way line of Robertson Avenue with the northerly right-of-way line of Charlotte Pike South 74 deg. 00' 20' West, 381.65 feet to the point of beginning, containing 78,961 square feet or 1.813 acres more or less.

BEING the same property conveyed to West Bay Investments, Inc., a Florida corporation, by Deeds of Record in Book 10712, pages 517, 522, 525, 528, 531, 534, 540, and 545, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1999 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 91-14-100.

2. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

3. Deed of Trust securing DeerField Funding Corporation, recorded in Book 10712, page 549.

   Together with the following supporting document(s):
   (a) Collateral Assignment of Purchase and Sale Agreement, Leases as recorded in Book 10712, page 580
   (b) UCC(s) recorded in Book 10712, page 591 and under Instrument No. E0049689
   (c) UCC-1 Financing Statement recorded under Instrument #972-098058, Office of Tennessee Secretary of State

4. Rights or claims of tenants in possession as "Tenants Only" under unrecorded lease(s).

5. Easement(s) for Sanitary Sewer and/or Storm Drainage, as set forth in instrument recorded in Book 3885, page 804.

6. Easement(s) for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3885, page 784.

7. Easement(s) to Electric Power Board of Nashville of the City of Nashville, as set forth in instrument recorded in Book 4183, page 987.

8. Easement(s) retained by the Metropolitan Government of Nashville and Davidson County for existing and future utilities as set forth in instrument recorded in Ordinance Bill No. 64-303. Crosses subject property along the rear of the Tax Parcels 76, 78, 79 and 80, said parcels now part of 100.

9. Sewer Easement(s) as set forth in instrument recorded in Book 3885, page 824.

10. Right-of-Way Easement(s) to Bell South, as set forth in instrument recorded in Book 9405, page 265.

11. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 3769, page 297 at the northeasterly corner as shown on survey last revised 12/04/97, prepared by Cherry Land Surveying.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11724 PAGE 578

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

06524 6

RÉNCE

99 NOV -1 PM 12:07

CHRT
e082707.00
FOR TX 22506.02
PRFEE 1.00
WDFEE 16.00
CFEE 2.00
TOTAL 22525.02
CHECK 22525.02
11/01/99 01 12:08 0001 6038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533786