#49

Davidson County DEEDWARR
Recvd: 12/13/00 15:40 5pgs
Fees:23.00 Taxes:20179.55
20001213-0122848

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-0002

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walgreen Co. 300 Wilmot Road Deerfield, Illinois 60015	Walgreen Co. 300 Wilmot Rd. Deerfield, IL 60015 Attention: Tax Department	70-13/75 70-13/158 70-13/159

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, BORDEAUX DEVELOPMENT, LLC, a Florida limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto WALGREEN CO., an Illinois corporation ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor caused this instrument to be executed as of the 12th day of December, 2000.

BORDEAUX DEVELOPMENT, LLC, a
Florida limited liability company

By: Edmunson Orange Corp., a corporation,
its manager

By: _____
Russell P. Morris, III, Asst. Vice
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Russell F. Morris, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Edmunson Orange Corp., a corporation that is the manager of Bordeaux Development, LLC, a limited liability company, and is authorized by the corporation, the corporation being authorized by the limited liability company, to execute this instrument on behalf of the corporation in its capacity as manager of the limited liability company.

WITNESS my hand, at office, this 12th day of December, 2000.

Mary Jan Dennis
Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $5,453,933

Affiant

Subscribed and sworn to before me, this 12th day of December, 2000.

Mary Jan Dennis
Notary Public

My Commission Expires: 5/26/02

EXHIBIT A

[Property Description]

Being Land in the First Civil District, Second Councilmanic District, Nashville, Davidson County, Tennessee, Generally located in the northeast quadrant of the intersection of Buena Vista Pike and Clarksville Pike (Highway 41A); Being Lot 1 on the Plat of Walgreens Clarksville Highway, recorded as Instrument No. 200004050034229, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING, at an existing iron pin in the northerly right-of-way line of Clarksville Pike and also being the southwest corner of said Lot 1 of the above mentioned plat;

THENCE, with the northerly right-of-way of Clarksville Pike the following calls;

N 53 deg. 09' 52' W, 165.85 feet to a point;

Along a curve to the right 49.49 feet, said curve having a radius of 172.50 feet, a central angle of 16 deg. 26' 21", a tangent of 24.92 and a chord bearing and distance of N 44 deg. 56' 43" W, 49.32 feet to a monument;

Along a curve to the right 45.19 feet, said curve having a radius of 48.00 feet, a central angle of 53 deg. 56' 35", a tangent of 24.43 feet and a chord bearing and distance of N 13 deg. 42' 37" W, 43.54 feet to a point on the easterly right-of-way line of Buena Vista Pike;

THENCE, with the easterly right-of-way Buena Vista Pike the following calls:

Along a curve to the right 52.39 feet, said curve having a radius of 122.41 feet, a central angle of 24 deg. 31' 14", a tangent of 26.60 feet and a chord bearing and distance of N 23 deg. 12' 15" E, 52.00 feet to a point;

N 36 deg. 54' 37" E, 72.80 feet to a point;

N 37 deg. 10' 03" E, 109.97 feet to a point;

THENCE, leaving said easterly right-of-way with the lines of Clarence E. Jackson, *et ux*, as of record in Book 4806, page 656, Register's Office for Davidson County, the following calls:

S 52 deg. 49' 57" E, 72.26 feet to a point;

S 42 deg. 49' 40" W, 75.56 feet to an iron spike on the south line of T. W. Amusement Company as of record in Book 4641, page 364 and Book 7238, page 135, Register's Office for Davidson County;

THENCE, with the southerly line of T. W. Amusement Company S 52 deg. 48' 54" E, 182.48 feet to a point in the westerly line of T. W. Amusement Company of record in Book 4321, page 426, Register's Office for Davidson County;

BEING the same property conveyed to Bordeaux Development, LLC, a Florida limited liability company, by Deed recorded as Instrument No. 200008160081202, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

1. Real estate taxes for the year 2000, a lien not yet due and payable.

2. Plat of record as Instrument No. 200004050034229.

SHEETSDM/ 2154779.1