This instrument prepared by:
J. M. Little
J. M. Little & Associates, P.C.
5718 Westheimer, Suite 1840
Houston, Texas 77057

Davidson County DEEDWARR
Recvd: 02/13/01 10:36 3pgs
Fees:15.00 Taxes:14126.60
20010213-0013800

WARRANTY DEED
(Greenfield Ave.)

Address New Owner(s) as follows:	Send Tax Bill To:	Map Parcel Numbers
(NAME) Teachers' Retirement System of the State of Kentucky	(NAME) Walgreen Co., Tax Dept.	Map 72-2 Parcel 147.01
(STREET ADDRESS) 479 Versailles Road	**(STREET ADDRESS)** 300 Wilmot Road, MS # 3101	N/A
(City) (State) (Zip) Frankfort, Kentucky 40601-3868	(City) (State) (Zip) Deerfield, Illinois 60015-4600	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Suncor of Tennessee, L.P.,** as Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Teachers' Retirement System of the State of Kentucky**, the Grantee herein, its successors and assigns, certain real estate in **Davidson County, Tennessee** as follows:

Approximately 1.35 acres of land, more or less, at the northeast corner of Greenfield Avenue and Gallatin Pike, Nashville, Tennessee and being more particularly described on Exhibit A, attached to this deed.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the
12th day of February 2001

The actual consideration or value whichever is greater, for this transfer is **$3,818,000.**

Affiant:

My commission expires: 10-14-2002
(Affix Seal)

Notary Public

This is unimproved ( ) property, known as 3500 Gallatin Pike Nashville, Tennessee
improved (x) property, (Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors and assigns forever, the Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth below.

The Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of February 2001, the corporate party, if any, having used its name to be signed hereto by its duly authorized officers on said day and date.

Suncor of Tennessee, L.P.
by Suncor TN, Inc.,
its sole general partner

by: _____
William S. Nichols, III, President

STATE OF TEXAS §
COUNTY OF HARRIS §

Personally appeared before me, the undersigned a Notary Public in and for said County and State, William S. Nichols, III, President of **Suncor TN, Inc.**, the sole general partner of **Suncor of Tennessee, L.P.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same within instrument for the purposes therein contained on behalf of such limited partnership.

Witness my hand and seal at Katy, Texas this 5th day of February 2001.

LISA T. WEBSTER
MY COMMISSION EXPIRES
FEBRUARY 17, 2004

_____
Notary Public, State of Texas

My Commission Expires: _____
(Seal)

ENCUMBRANCES:

1. Utility line easement to Metro Government recorded in Book 11620, Page 587, Register's Office, Davidson County, Tennessee.

2. Storm Water Detention Agreement recorded as instrument #2000125000 8231, Register's Office, Davidson County, Tennessee.

3. Ratification of Lease Agreement recorded in Book 11343, Page 943, Register's Office, Davidson County, Tennessee.

4. 20' sanitary or storm drainage easement to Metro Government recorded in Book 4292, page 54, Register's Office, Davidson County, Tennessee.

5. Memorandum of Lease between Suncor of Tennessee, L.P. and Walgreen Co., recorded in Book 11315, Page 186, Register's Office, Davidson County, Tennessee.

END

EXHIBIT A

BEGINNING AT A CHISELED "X" FOUND IN THE SIDEWALK, SAID "X" BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF GREENFIELD AVENUE AND THE EASTERLY RIGHT OF WAY OF GALLATIN PIKE (U. S. HIGHWAY 31E); THENCE LEAVING GREENFIELD AVENUE AND WITH SAID RIGHT OF WAY OF GALLATIN PIKE, N 28°44'00" E, 220.04' TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF THE KROGER COMPANY AS RECORDED IN DEED BOOK 7089, PAGE 75, R.O.D.C.; THENCE LEAVING GALLATIN PIKE AND WITH THE KROGER COMPANY THE FOLLOWING CALLS: S 82°14'01" E, 213.61' TO AN IRON PIN SET AT THE NORTHWESTERLY CORNER OF RICHARD AND MARCIA SHAFFER AS RECORDED IN DEED BOOK 9355, PAGE 547, R.O.D.C.; S 80°57'17" E, 33.81' TO AN IRON PIN FOUND IN THE SOUTHERLY LINE OF THE BIBLE PRESBYTERIAN CHURCH AS RECORDED IN DEED BOOK 3647, PAGE 77, R.O.D.C., SAID PIN ALSO BEING THE NORTHWESTERLY CORNER OF ARNOLD ROSEN AS RECORDED IN DEED BOOK 8278, PAGE 601, R.O.D.C.; THENCE LEAVING THE BIBLE PRESBYTERIAN CHURCH AND WITH ROSEN, S 7°51'10" W, 204.38' TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT OF WAY OF GREENFIELD AVENUE; THENCE WITH THE SAID RIGHT OF WAY OF GREENFIELD AVENUE THE FOLLOWING CALLS: N 82°22'53" W, 90.01' TO AN IRON PIN FOUND; N 82°11'23"W, 70.27' TO AN IRON PIN FOUND; N 82°17'12" W, 165.66' TO THE POINT OF BEGINNING. CONTAINING 1.35 ACRES, MORE OR LESS, AS SURVEYED BY ARROWHEAD SURVEY ON MARCH 31, 1998.

Being the same property conveyed to Suncor of Tennessee, L.P., a Tennessee limited partnership, by deeds of record in Book 11310, page 712; Book 11310, page 708; and Book 11310, page 722, Register's Office, Davidson County, Tennessee.