Davidson County DEEDWARR
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Fees:28.00 Taxes:52897.32
20010925-0103389

SPECIAL WARRANTY DEED

FROM: JDN Realty Corporation, a Maryland Corporation, Grantor

TO: Wal-Mart Real Estate Business Trust, a Delaware Real Estate Business Trust, Grantee

This instrument was prepared by:

J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Tax Map-Parcel Numbers:
Wal-Mart Real Estate Business Trust 702 S. W. 8th Street Bentonville, Arkansas 72716	Same	102-87.00

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Million Two Hundred Ninety-Six Thousand Five Hundred Seventy-Three and No/100 Dollars ($14,296,573.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of September, 2001.

STEPHANIE LEE KLEAM
Notary Public
STATE OF TEXAS
My Comm Exp. 02-26-2005

Notary Public
My Commission Expires: 02-26-2005

FOR AND IN CONSIDERATION OF the sum of Fourteen Million Two Hundred Ninety-Six Thousand Five Hundred Seventy-Three and No/100 Dollars ($14,296,573.00) the receipt and sufficiency of which are hereby acknowledged, **JDN Realty Corporation**, a Maryland corporation (the "Grantor") has bargained and sold, and by these presents does transfer

and convey unto **Wal-Mart Real Estate Business Trust**, a Delaware Real Estate Business Trust (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 7044 Charlotte Pike, Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 25th day of June, 2001.

JDN REALTY CORPORATION, a
Maryland corporation

By: Laurie Farris

Print Name: LAURIE FARRIS

Title: VICE PRESIDENT

[CORPORATE SEAL]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laurie Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Vice President of JDN Realty Corporation, the within named bargainor, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at office on this 28th day of June, 2001.

Notary Public
My Commission Expires: 7-24-04



10532N:002193:452866:2:NASHVILLE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revised Unified Plat of Subdivision, The Marketplace of record in Instrument Number 20010515-0050282, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to JDN Realty Corporation by deeds of record in Book 11761, page 353 and Book 11549, page 377, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. All assessments and taxes for the year 2001 and all subsequent years, which are not yet due and payable.

2. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer mains of record in Book 10131, page 962 and in Book 10131, page 966, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions of record in Book 11034, page 519, Register's Office for Davidson County, Tennessee.

4. Easement(s) recorded in Book 787, page 76, in the Register's Office for Davidson County, Tennessee.

5. Supplementary Declaration of Restrictive Covenants and Easements recorded in Book 11249, page 898, aforesaid records, as amended by First Amendment to Supplementary Declaration of Restrictive Covenants Easements recorded in Book 11258, page 554, aforesaid records, and Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements recorded in Book 11696, page 893, aforesaid records, as consolidated, amended and restated by that Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land, of record in Instrument Number 20010907-0097402, aforesaid records.

6. Easements with Covenants and Restrictions Affecting Land ("ECR") recorded in Book 11214, page 793, aforesaid records, as consolidated, amended and restated by that Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land, of record in Instrument Number 20010907-0097402, aforesaid records.

7. Easement contained in Warranty Deed, filed April 16, 1953 and recorded in Book 80, page 126, aforesaid records.

8. All matters as shown on survey dated May 10, 2000, last revised August 25, 2000, prepared by Trenton D. Turk, Tennessee Registered Land Surveyor No. 1735.