Box 49
53684

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
101 Franklin Road, L.L.C. 9324 West Street, Suite 101 Manassas, VA 20110-5198	Walgreen Co. 300 Wilmot Road Deerfield, IL 60015 Attn: Tax Dept.	11B-A/1.01 (Williamson County) Map 171, parcel 130 (Davidson County)

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, LRTG, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto 101 FRANKLIN ROAD, L.L.C., a Tennessee limited liability company ("Grantee"), an undivided fifty percent (50%) interest in certain real property located partially in Davidson County, Tennessee, and partially in Williamson County, Tennessee, as more particularly described on 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, subject, however, to the matters set forth on Exhibit B attached hereto.

This is improved property known as 101 Franklin Road, Brentwood, Tennessee 37027.

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 (except with respect to those matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 12th day of November, 2002.

Davidson County DEEDWARR
Recvd: 11/13/02 14:28 4pgs
Fees:23.00 Taxes:14652.00
20021113-0140808

LRTG, LLC

By: _____
Russell F. Morris, III,
Chief Manager

STATE OF TENNESSEE)

COUNTY OF Williamson

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 chief manager of LRTG, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 12th day of November, 2002.

Holly Prewitt Buchanan
Notary Public

My Commission Expires: May 15, 2004



STATE OF TENNESSEE)

COUNTY OF Williamson

The actual consideration or value (whichever is greater) for this transfer is ~~$3,960,00.00.~~ 3,960,000.00

E. H. Williams
Affiant

Subscribed and sworn to before me, this 12th day of November, 2002.

Holly Prewitt Buchanan
Notary Public

My Commission Expires: May 15, 2004



EXHIBIT A

Being a parcel of land partially in the Second Civil District of Davidson County and partially in the Fifteenth Civil District of Williamson County, Tennessee, in the southwest quadrant of the intersection of Old Hickory Boulevard and Franklin Road and being more particularly described as follows:

BEGINNING at a p.k. spike in the westerly margin of Franklin Road at the southeast corner of herein described tract; said spike being the northeast corner of Earnest Kuhlo, of record in Deed Book 1637, page 148, R.O.W.C.; thence leaving Franklin Road with the north line of Kuhlo, N 69 deg. 29' 38' W 341.56 feet to a 3/4' pipe; thence with the east line of Merchant's Walk of record in Deed Book 9558, page 896, R.O.W.C. N 56 deg. 54' 17" E 161.63 feet to an iron pin; thence with a curve concave to the west having a central angle of 22 deg. 52' 34", a radius of 650.00 feet and a chord of N 45 deg. 28' 31" E 257.80 feet for an arc length of 259.52 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard, the following calls: thence N 79 deg. 21' 33" E 98.44 feet to a point; thence S 10 deg. 38' 27" E 3.00 feet to a point; thence N 79 deg. 21' 33" E 5.00 feet to a point; thence N 10 deg. 38' 27" W 2.88 feet to a point; thence leaving the southerly margin of Old Hickory Boulevard with a curve concave to the south having a central angle of 99 deg. 37' 10" a radius of 25.00 feet and a chord of S 43 deg. 14' 15" E 38.20 feet for an arc length of 43.47 feet to a point in the westerly margin of Franklin Road; thence with a curve concave to the west having a central angle of 08 deg. 52' 40" a radius of 1402.69 feet and a chord of S 16 deg. 28' 19" W217.12 feet for an arc length of 217.34 feet to a point; thence with Franklin Road, S 20 deg. 54' 39" W 183.72 feet to the point of beginning, containing 84,663 square feet or 1.94 acres, more or less.

BEING PART OF THE SAME property conveyed to Grantor by deed from Glen A. Noble, Sr. Limited Partnership, of record in Book 2164, page 625, Register's Office of Williamson County Tennessee, and Instrument No. 20010501-0044087, Register's Office of Davidson County Tennessee.

The source of the foregoing legal description is a survey entitled "ALTA/ACSM Site Improvement Survey of Nobles Corner" dated April 17, 2000 (last revised on April 18, 2001), prepared by James Alan Crawford (RLS #1455), Crawford Land Surveyors, P.C., 1929 21st Ave. South, Nashville, TN 37212.

EXHIBIT B

1. Taxes for the year 2002, a lien, currently due and payable. Tax Parcel No. 11B-A/1.01 (Williamson County) and Tax Parcel No. 171/130 (Davidson County).

2. Terms and conditions of Reciprocal Easement Agreement, between LRTG, LLC, and Merchants Walk, L.P., recorded at Instrument No. 20010501-0044088, Register's Office of Davidson County, Tennessee, and Book 2164, page 630, Register's Office of Williamson County, Tennessee.

3. Terms and provisions of Lease of record in Book 2367, page 394, Register's Office of Williamson County, Tennessee, and Instrument No. 20020114-0005679, Register's Office of Davidson County, Tennessee, as subordinated in Book 2382, page 475 (Williamson County) and Instrument No. 20020207-0016911 (Davidson County).

4. Easement(s) to City of Brentwood, Tennessee, as set forth in instrument recorded in Book 2320, page 513, Register's Office of Williamson County, Tennessee.

5. Easement(s) to City of Brentwood, Tennessee, as set forth in instrument recorded in Book 2320, page 503, Register's Office of Williamson County, Tennessee.

6. Reciprocal Easement Agreement as of record in Book 2164, page 630, Register's Office of Williamson County, Tennessee, and Instrument No. 20010501-0044088, Register's Office of Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument No. 20010605-0058213, Register's Office of Davidson County, Tennessee.

8. All matters shown on that certain Survey prepared by Thomas Young dated October 7, 2002.