Book 318
13747 LT

Prepared By and Return To:
Thomas J. Goeglein, Esq.
Eckerd Corporation
8333 Bryan Dairy Road
Largo, Florida 33777

Davidson County DEEDWARR
Recvd: 07/27/04 14:12 3pgs
Fees:18.00 Taxes:6505.71
20040727-0089741

SPECIAL WARRANTY DEED

Store No. 2486

THIS SPECIAL WARRANTY DEED is made and executed the 21ST day of July, 2004, by JEC FUNDING, INC., a Delaware corporation ("**Grantor**"), whose mailing address is c/o Eckerd Corporation, P. O. Box 4689, Clearwater, Florida 33758, to ECKERD CORPORATION, a Delaware corporation ("**Grantee**"), whose mailing address is 8333 Bryan Dairy Road, Largo, Florida 33777. Grantee, at the address set forth above for Grantee, will be solely responsible for the payment of all real property taxes on the Premises (as defined below)

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and adequacy of which are hereby acknowledged, has granted, bargained and sold to Grantee the following described real property, located in the County of Davidson, State of Tennessee:

The real property, having a current address of 2414 West End Avenue, Nashville, Tennessee 37203, as more particularly set forth on **Exhibit "A"** attached to and incorporated in this instrument ("**Premises**")

Tax Info for Premises: Tax Map 104-03; Parcel No. 016

TOGETHER with all the tenements, hereditaments and appurtenances, and with every privilege, right, title, interest and estate, reversion, remainder and easement belonging or in any way pertaining to the Premises;

GRANTOR covenants with Grantee that the Premises are free from all encumbrances whatsoever, by, from, through or under Grantor, and that Grantor will warrant and defend the Premises with the appurtenances thereto, unto Grantee, against all lawful claims of all persons claiming by, from, through, or under Grantor, but against none other.

IN WITNESS WHEREAS, Grantor has set its hand and seal to this Special Warranty Deed the day and year first written above.

Signed in the presence of these witnesses:

Print Name: _____

Print Name: _____

JEC FUNDING, INC., a Delaware corporation

By: _____
Thomas M. Nash
Senior Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 21st day of July, 2004, by Thomas M. Nash, as Senior Vice President of JEC FUNDING, INC., a Delaware corporation, on behalf of said corporation, such officer being personally known to me.

My Commission Expires:

Bonnie J. Barnhill
Commission # CC 976318
Expires Nov. 3, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Print Name: _____
NOTARY PUBLIC, State of Florida

OATH OF CONSIDERATION:

I hereby swear and affirm that the actual consideration for this transfer or value of the property being transferred, whichever is greater, is $1,758,300.00.

Thomas M. Nash
Affiant

Sworn to and subscribed before me this 21st day of July, 2004.

My Commission Expires:

Bonnie J. Barnhill
Commission # CC 976318
Expires Nov. 3, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Print Name: _____
NOTARY PUBLIC, State of Florida

EXHIBIT "A"

Legal Description

Store No. 2486
Nashville, Tennessee

Being a tract of l d in Davidson County, Tenn ssee and being a portion of the Elliston Property as of recorded in Book 21, Page 141 R.O.D.C. and being Bounded on the East by West End Avenue; on the South by 25th Avenue; on the West by Elliston Place; on the North by property owned by Rock City Realty Co., Inc. and property owned by First American National Bank and being more particularly described as follows:

BEGINNING at a Point in the back of sidewalk at the intersection of the East R.O.W. of Elliston Place and the North R.O.W. of 25th Avenue;

Thence with the East R.O.W. of Elliston Place, along back of sidewalk, North 47 deg 55 min 00 sec East, 176.63 feet to an iron pin, a corner common with Rock City Realty Co, Inc.;

Thence with Rock City Realty Co., Inc. and along face of Building Brick Wall, passing a corner with First American National Bank Property at 52 feet more or less, South 27 deg 49 min 40 sec East, 148.30 feet to an iron pin at the back of sidewalk in the West R.O.W. of West End Avenue, a corner common with First American National Bank;

Thence with the West R.O.W. of West End Avenue, along the back of sidewalk, South 62 deg 31 min 24 sec West 61.70 feet to a point;

Thence on a curve to the right, the Delta Angle of which is 02 deg 49 min with a Radius of 750.00 feet, a distance of 36.87 feet to a point;

Thence South 65 deg 20 min 24 sec West 63.63 feet to a point;

Thence on a curve to the right, the Delta Angle of which is 87 deg 03 min, with a Radius of 10.00 feet, a distance of 15.19 feet to a point at the back of sidewalk, in the North R.O.W. of 25th Avenue;

Thence with the North R.O.W. of 25th Avenue, along back of sidewalk North 27 deg 36 min 36 sec West, 89.76 feet to THE POINT OF BEGINNING.

CONTAINING 21,367 SQ FT - 0.49 ACRES MORE OR LESS

BEING the same property conveyed to Eckerd Drugs of North Carolina, Inc., by Deed from J.O. Bass and W.R. Hendrix of record in Book 6240, page 154, Register's Office for Davidson County, Tennessee.