PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of October, 2004, by and between FREDERICK DAVIS STALNECKER, A MARRIED MAN, and LAURA LYNNE STALNECKER HOLLAND, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FREDERICK DAVIS STALNECKER, A MARRIED MAN, and LAURA LYNNE STALNECKER HOLLAND, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 0.232+- ACRES 1043 W. GREENWOOD AVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

TAMMY J. STALNECKER, wife of FREDERICK DAVIS STALNECKER, and GARY HOLLAND, husband of LAURA LYNNE STALNECKER HOLLAND, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

FREDERICK DAVIS STALNECKER
Signature of Seller

TAMMY J. STALNECKER
Signature of Seller Spouse

LAURA LYNNE STALNECKER HOLLAND
Signature of Seller

GARY HOLLAND
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 12/13/04 09:23 4pgs
Fees:23.00 Taxes:965.70
20041213-0147654

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FREDERICK DAVIS STALNECKER, joined by his wife, TAMMY J.. STALNECKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this ~~20th~~ 29th day of **October, 2004.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LAURA LYNNE STALNECKER HOLLAND, joined by her husband, GARY HOLLAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this ~~20th~~ 29th day of **October, 2004.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST

2001 SE 10TH STREET
BENTONVILLE, AR 72716-0550

Property Address:

0.232+- ACRES 1043 W. GREENWOOD AVE
NASHVILLE, TN 37206

Person Responsible for Taxes:
Wal-Mart Real Estate Business Trust
Property Tax Dept. #8013
Re; Store #3306-0
Mail Stop 0555
1301 S.E. 10th St.
Bentonville, Ar 72716-0555
Map & Parcel #: MAP 083-01, P/O PARCEL 34

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$261000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1 day of ~~October~~ November, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 03-7250

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being a portion of Lot No. 1 on the plan of FINAL PLAT WAL-MART NEIGHBORHOOD MARKET, of record in Instrument No 20041129-0141459, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of the Robert A. O'Malley property of record in Deed Book 4518, page 121, R.O.D.C.Tn and being 49.80 feet from an iron rod set in the northeast corner of said property and the east right-of-way of Bailey Street; thence with the southerly boundary of William L. Dunn, Esther M. Dunn property of record in Deed Book 6854, page 284, R.O.D.C.Tn South 83 deg. 33' 37" East, 100.00 feet to the northwest corner of the Donald W. Sumner property of record in Deed Book 9871, page 370, R.O.D.C.Tn; thence with Sumner property South 12 deg. 01' 59" West, 101.02 feet; thence leaving said Sumner boundary North 84 deg. 08' 34" West, 100.13 feet, to the easterly boundary of the aforementioned Robert A. O'Malley property; thence with said O'Malley property North 12 deg. 02' 46" East, 102.04 feet to the beginning, containing 10,106 square feet or 0.232 acres, more or less.

Being a portion of the same property conveyed to FREDERICK DAVIS STALNECKER, A MARRIED MAN, and LAURA LYNNE STALNECKER, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by Warranty Deed from ELIZABETH R. WRIGHT, UNMARRIED, of record in Book 10049, page 586, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 083-01, P/O PARCEL 34).
2. All matters as set forth on the Plan of FINAL PLAT WAL-MART NEIGHBORHOOD MARKET, of record in INSTRUMENT NO. 20041129-0141459 said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.