This instrument prepared by:
Kevin T. Lytle, Esq.
Bennett Wheeler Lytle & Cartwright, PLC
3838 N. Central Avenue, Suite 1120
Phoenix, AZ 85012

Davidson County DEEDWARR
Recvd: 04/13/05 11:10 8 pgs
Fees:43.00 Taxes:20646.00
20050413-0041038

Tax parcel identification number(s):
95-4-28.00

Name and Address of Owner and Taxpayer:
Cole WG Nashville TN DST
2555 E. Camelback Road, Suite 400
Phoenix, AZ 85016

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6 day of April, 2005, by and between MJM MCGAVOCK PARTNERSHIP, a Tennessee general partnership, the party of the first part, whose address is 104 Woodmont Boulevard, Suite 405, Nashville, Tennessee 37205 and COLE WG NASHVILLE TN DST, a Delaware statutory trust, the party of the second party, whose address is 2555 East Camelback Road, Suite 400, Phoenix, AZ 85012.

WITNESSETH: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second party that certain real property legally described on the attached Exhibit A (the "Property"). SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "Permitted Exceptions").

TO HAVE AND TO HOLD, the Property together will all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The party of the first part hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto the party of the second part, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the party of the first party, but not otherwise, and subject to the Permitted Exceptions.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according tot eh context of this instrument.

Executed this 6 day of April, 2005.

MJM MCGAVOCK PARTNERSHIP, a Tennessee general partnership

By: _____
Russell F. Morris, III, Partner

By: _____
G. Todd Johnson, Partner

By: _____
John V. McBride, Partner

Being all the partners thereof.

Executed this 6 day of April, 2005.

MJM MCGAVOCK PARTNERSHIP, a Tennessee general partnership

By: _____
Russell F. Morris, III, Partner

By: _____
G. Todd Johnson, Partner

By: _____
John V. McBride, Partner

Being all the partners thereof.

STATE OF]
] SS.
COUNTY OF]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared Russell F. Morris, III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner, of MJM McGavock Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such general partner of the partnership.

Witness my hand and seal in the aforementioned county and state this 4th day of April, 2005.

3/26/05
Commission Expiration Date

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF]
] SS.
COUNTY OF]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared G. Todd Johnson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner, of MJM McGavock Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such general partner of the partnership.

Witness my hand and seal in the aforementioned county and state this _____ day of April, 2005.

_____
Commission Expiration Date

_____
Notary Public

STATE OF]
] SS.
COUNTY OF]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared Russell F. Morris, III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner, of MJM McGavock Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such general partner of the partnership.

Witness my hand and seal in the aforementioned county and state this _____ day of April, 2005.

_____ _____
Commission Expiration Date Notary Public

STATE OF Tennessee]
] SS.
COUNTY OF Knox]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared G. Todd Johnson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner, of MJM McGavock Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such general partner of the partnership.

Witness my hand and seal in the aforementioned county and state this 4th day of April, 2005.

3/4/06
Commission Expiration Date

Notary Public

KAREN SPIRES NOTARY PUBLIC AT LARGE TENN. KNOX CO.

STATE OF]
] SS.
COUNTY OF]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared John V. McBride, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner, of MJM McGavock Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such general partner of the partnership.

Witness my hand and seal in the aforementioned county and state, this 4 day of April, 2005.

3/4/06
Commission Expiration Date

Notary Public

KNOX CO. TENN.
NOTARY PUBLIC
KAREN SPIRES

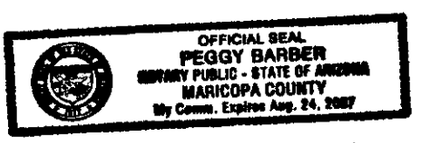
Mail Tax Bills to: Walgreen Co.
300 Wilmot Road
Deerfield, IL 60015
Attn: Tax Department

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of April, 2005.

Notary Public



After recording return to:

Cole WG Nashville TN DST
2555 E. Camelback Road, Suite 400
Phoenix, AZ 85016
Attn: Legal Department

Exhibit "A "

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE REVISION OF A MINOR SUBDIVISION OF THE GEORGE DURNIN TRACT, AS SHOWN ON PLAT RECORDED AT INSTRUMENT NO. 20021125-0146044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT PROPERTY, SITUATED WITHIN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LEBANON PIKE, U.S. HIGHWAY 70, AND MCGAVOCK PIKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE ASPHALT ON THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO RICHARD D. TAYLOR, SR. AND P.T. CLUCKER AS RECORDED IN WILL BOOK 142, PAGE 27; THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, NORTH 79 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 95.78 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE NORTH 82 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.05 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE WITH AN OFFSET IN SAID RIGHT-OF-WAY, SOUTH 11 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 7.00 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 78 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.78 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AND AN ARC LENGTH OF 77.22 FEET, (A TANGENT DISTANCE OF 53.95 FEET, AND A CHORD DISTANCE OF 67.25 FEET), TO A P.K. NAIL FOUND; THENCE WITH AN OFFSET IN THE RIGHT-OF-WAY, SOUTH 88 DEGREES 02 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.95 FEET TO A P.K. NAIL FOUND; THENCE WITH THE WESTERN RIGHT-OF-WAY OF MCGAVOCK PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, SOUTH 03 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 251.37 FEET, SAID POINT BEING NORTH 03 DEGREES 48 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET FROM A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO HJL, L.P. AS RECORDED IN DEED BOOK 20000801, PAGE 75996 BEING THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT OF WHICH THIS DESCRIPTION IS A PART; THENCE ALONG A NEW DIVISION LINE, SOUTH 76 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 39.43 FEET TO A POINT; THENCE SOUTH 79 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 169.31 FEET TO A POINT; THENCE NORTH 40 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.25 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 153.96 FEET TO A POINT IN THE SOUTH LINE OF THE RICHARD D. TAYLOR TRACT AS RECORDED IN WILL BOOK 142, PAGE 27, SAID POINT BEING NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.38 FEET FROM A TACK FOUND AT THE SOUTHWEST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE SOUTH LINE OF TAYLOR, NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.62 FEET TO A P.K. NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE EAST LINE OF TAYLOR, NORTH 09 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 133.28 FEET TO THE POINT OF BEGINNING.

THE SOURCE OF THE FOREGOING DESCRIPTION IS THE ABOVE-DESCRIBED PLAT AND A SURVEY DATED JULY 9, 2002 (LAST REVISED ON DECEMBER 3, 2003) PREPARED BY LARRY I. SMITH (RLS NO. 824) OF L.I. SMITH AND ASSOCIATES, 302 NORTH CALDWELL STREET, PARIS, TN 38249.

BEING THE SAME PROPERTY CONVEYED TO MJM MCGAVOCK PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED FROM GEORGE DURNIN OF RECORD IN INSTRUMENT NO. 20031211-0177961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.