1st

Davidson County DEEDWARR
Recvd: 06/30/06 11:16 8 pgs
Fees:43.00 Taxes:69005.00
20060630-0078449

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wal-Mart Stores East, LP 2001 S.E. 10th St. Bentonville, AR 72716-0550	Wal-Mart Tax Department, Attn.: Ms. Carolyn Olson 1301 S.E. 10th Street Bentonville, AR 72716-8013	Map 147-3, Parcel 52

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, HARDING PLACE, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto WAL-MART STORES EAST, LP, a Delaware limited partnership ("Grantee"), certain real property in Davidson 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.

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.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 29 day of June, 2006.

HARDING PLACE, LLC, a Delaware limited liability company

By Regency Realty Group, Inc., a Florida corporation, its manager

By: _____
Name: DAVID A. McNULTY
Title: VICE PRESIDENT

STATE OF Florida)

COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public, David A. McNulty, 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 Vice President of Regency Realty Group, Inc., a Florida corporation that is the manager of Harding Place, LLC, a Delaware limited liability company, and he, as its Vice President is authorized by the corporation, the corporation being authorized by the limited liability company, to execute this instrument on behalf of the corporation in its capacity as manager of said limited liability company.

WITNESS my hand, at office, this 12TH day of June, 2006.

_____
Notary Public

My Commission Expires: 11-21-2008

ANNE T. PULLO
MY COMMISSION EXPIRES
November 21, 2008
#DD 339590
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $18,650,000.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public

My Commission Expires: 10-16-07

PAMELA B. HAMPTON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Comm Exp Oct 16, 2007

EXHIBIT A

[Property Description]

Being a parcel of land in the 26th Councilmanic District of Nashville, Davidson County, Tennessee. Being, Tract 1 of the Final Plat of Harding Mall OutTracts, as recorded in Instrument #20050803-0091049, R.O.D.C., being more particularly described as follows:

Beginning at an ½" iron pin found in the southerly right-of-way of Welch Road, said pin being the northeast corner of the Pearle Vision Center, Inc. property as recorded in Deed Book 5941, page 992, R.O.D.C, and being more particularly described as follows:

Thence, with the southerly right-of-way of Welch Road, South 84 Degrees 55 Minutes 23 Seconds East, a distance of 458.00 feet to a ½" iron pin found;

Thence, with a curve to the right, an arc distance of 122.47 feet to a ½" iron pin found, said curve having a radius of 4,773.52 feet, a delta angle of 01 Degrees 28 Minutes 12 Seconds, a tangent of 61.24 feet and a chord of South 84 Degrees 11 Minutes 17 Seconds East, a distance of 122.46 feet;

Thence, South 83 Degrees 27 Minutes 11 Seconds East, a distance of 267.83 feet to the center of Seven Mile Creek and the northwest corner of Herbert Heights Subdivision, Section One, as recorded in Book 3500, page 26, R.O.D.C.,

Thence, with center of said creek and the westerly boundary of said Subdivision, South 27 Degrees 42 Minutes 08 Seconds East, a distance of 116.90 feet;

Thence, passing through the northwest corner of Herbert Heights Subdivision, Section Two, as recorded in Book 3500, page 83, R.O.D.C., South 16 Degrees 09 Minutes 43 Seconds East, a distance of 55.00 feet;

Thence, continuing on with the center of said creek and the westerly boundary of said Subdivision, South 2 Degrees 20 Minutes 52 Seconds East, a distance of 109.00 feet;

Thence, South 21 Degrees 59 Minutes 58 Seconds West, a distance of 125.00 feet;

Thence, South 15 Degrees 07 Minutes 38 Seconds West, a distance of 102.00 feet;

Thence, South 12 Degrees 32 Minutes 48 Seconds West, a distance of 69.00 feet;

Thence, South 17 Degrees 09 Minutes 08 Seconds West, a distance of 60.00 feet;

Thence, South 04 Degrees 58 Minutes 39 Seconds West, a distance of 63.02 feet to the southwest corner of said Subdivision, and the northwest corner of Tract 6, as recorded in the above mentioned Plat;

Thence, continuing on with the center of said Creek and the westerly boundary of said Tract 6, South 04 Degrees 57 Minutes 23 Seconds West, a distance of 51.66 feet;

Thence, South 26 Degrees 53 Minutes 52 Seconds West, a distance of 62.12 feet to the southwest corner of Tract 6 and the northwest corner of the Image Properties, LLC property of record in instrument #20001108-011150, R.O.D.C.;

Thence, with the westerly boundary of said property and the center of said creek, South 23 Degrees 05 Minutes 15 Seconds West, a distance of 147.59 feet; to a northeast corner of Tract 5, as recorded in the abovementioned Plat;

Thence, with the northerly boundary of said Tract 5, North 89 Degrees 55 Minutes 15 Seconds West, a distance of 63.77 feet to an iron pin set;

Thence, North 69 Degrees 46 Minutes 33 Seconds West, a distance of 19.65 feet to an iron pin set;

Thence, North 44 Degrees 13 Minutes 03 Seconds West, a distance of 38.48 feet to an iron pin set;

Thence, North 67 Degrees 29 Minutes 13 Seconds West, a distance of 88.30 feet to an iron pin set;

Thence, South 51 Degrees 12 Minutes 57 Seconds West, a distance of 45.54 feet to an iron pin set;

Thence, South 8 Degrees 52 Minutes 10 Seconds East, a distance of 86.45 feet to an iron pin set;

Thence, South 72 Degrees 02 Minutes 15 Seconds West, a distance of 18.15 feet to an iron pin set;

Thence, South 14 Degrees 19 Minutes 24 Seconds East, a distance of 126.98 feet to an iron pin set in the northerly right-of-way of Harding Place;

Thence, with said right-of-way, South 72 Degrees 27 Minutes 15 Seconds West, a distance of 40.06 feet to an iron pin set at the southeast corner of Tract 4 of the abovementioned Plat;

Thence, with the boundary of said Tract 4, North 14 Degrees 19 Minutes 24 Seconds West, a distance of 114.69 feet to an iron pin set;

Thence, South 77 Degrees 21 Minutes 01 Seconds West, a distance of 131.17 feet to an iron pin set at the southeast corner of Tract 3, as recorded in the abovementioned Plat;

Thence, with the boundary of said Tract 3, North 13 Degrees 32 Minutes 39 Seconds West, a distance of 202.10 feet to an iron pin set;

Thence, South 80 Degrees 20 Minutes 33 Seconds West, a distance of 115.50 feet to an iron pin set;

Thence, North 83 Degrees 33 Minutes 57 Seconds West, a distance of 25.36 feet to an iron pin set in the southerly boundary of Tract 2, as recorded in the abovementioned Plat;

Thence, with the boundary of said Tract 2, North 33 Degrees 34 Minutes 05 Seconds East, a distance of 36.18 feet to an iron pin set;

Thence, North 81 Degrees 07 Minutes 45 Seconds East, a distance of 47.89 feet to an iron pin set;

Thence, North 42 Degrees 59 Minutes 09 Seconds East, a distance of 9.47 feet to an iron pin set;

Thence, North 27 Degrees 54 Minutes 35 Seconds East, a distance of 10.98 feet to an iron pin set;

Thence, North 08 Degrees 56 Minutes 39 Seconds West, a distance of 16.65 feet to an iron pin set;

Thence, South 81 Degrees 12 Minutes 55 Seconds West, a distance of 19.50 feet to an iron pin set;

Thence, North 08 Degrees 47 Minutes 05 Seconds West, a distance of 90.50 feet to an iron pin set;

Thence, North 81 Degrees 13 Minutes 18 Seconds East, a distance of 19.25 feet to an iron pin set;

Thence, North 08 Degrees 56 Minutes 39 Seconds West, a distance of 146.61 feet to an iron pin set;

Thence, South 76 Degrees 33 Minutes 20 Seconds West, a distance of 142.17 feet to an iron pin set at the northwest corner of Tract 2 and the easterly right-of-way of Nolensville Road;

Thence, with said right-of-way, South 76 Degrees 33 Minutes 20 Seconds West, a distance of 12.23 feet to an iron pin set;

Thence, North 13 Degrees 31 Minutes 09 Seconds West, a distance of 487.04 feet to an iron pin set at the southwest corner of the aforementioned Pearl Vision property;

Thence, with said boundary, North 76 Degrees 26 Minutes 58 Seconds East, a distance of 126.41 feet to an iron pin set;

Thence, North 13 Degrees 33 Minutes 02 Seconds West, a distance of 149.24 feet to the beginning.

Containing 17.35 acres (754,786 sq. ft) more or less.

Being a portion of the property conveyed to Harding Place, LLC, by deed of record as Instrument No. 20050211-0016144, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

1. Real estate taxes for the year 2006 not yet due and payable.

2. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or serer distribution system of record in Book 10360, page 284.

3. Declaration of Easements, Covenants, Conditions and Restrictions as set forth at Instrument No. 20060310-0028257.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, as set forth in instrument recorded in Book 8917, page 587.

5. Plats of record at Instrument Nos. 20050728-0088578 and 20050803-0091049.

6. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded as Instrument No. 20050519-0056777.

7. Cross-Easement Agreement as of record in Book 9087, page 101, re-recorded in Book 9100, page 929 as amended in Book 9776, page 984.

8. Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as set forth in instrument recorded in Book 8120, page 513.

9. Memorandum of Ground Lease with Wal-Mart Real Estate Business Trust of record at Instrument No. 20060310-0028256.