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

Nashville, TN (Antioch) – Store No. 5058-01

This instrument prepared by:
Richard M. Hopgood
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, KY 40507-1746
Phone: (859) 288-7439

Davidson County DEEDQC
Recvd: 08/07/06 15:18 4 pgs
Fees:22.00 Taxes:0.00
20060807-0096794

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, **WAL-MART STORES EAST, LP, a Delaware limited partnership, a/k/a WAL-MART STORES EAST, L.P.**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust**, with an address of 2001 S.E. 10th Street, Bentonville, AR 72716-0550, its successors and assigns, hereinafter called the GRANTEE, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth therein.

This is improved property known as 35.9 acres, 3035 HAMILTON CHURCH ROAD, NASHVILLE, TN.

SAID PROPERTY is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the hand and seal of the Grantor this 6th day of July, 2006.

ATTEST:

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: **WSE MANAGEMENT, LLC,** a Delaware limited liability company and general partner

by: _____
Assistant Secretary

by: _____
Robert Stoker
Assistant Vice President

(SEAL)

WAL-MART STORES EAST, LP LIMITED PARTNERSHIP SEAL 2001 DELAWARE

Approved as to legal terms only
by _____
WAL-MART LEGAL DEPT.
Date: 5/31/06

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Robert Stoker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of WSE Management, LLC, a Delaware limited liability company and general partner of Wal-Mart Stores East, LP, a Delaware limited partnership, the within named bargainor, and executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited partnership as such Assistant Vice President.

WITNESS my hand, at office, this 10th day of July, 2006.

AMY M. GABBARD NOTARY PUBLIC COMM. EXP. 04-05-2016 COMM. # 12347271 BENTON CO. ARKANSAS

Amy M. Gabbard
NOTARY PUBLIC, State at ~~Large~~ Arkansas
or County of Benton

My Commission expires 4-5-2016

PROPERTY ADDRESS: Parcel ID# 150 00 0 363.00 35.9 acres 3035 Hamilton Church Road Nashville, TN	STATE OF Tennessee COUNTY OF Davidson I, or We, hereby swear or affirm that there is no monetary consideration whatsoever for this transfer this 4 day of August, 2006. Stan Overton Affiant
NAME AND ADDRESS OF PROPERTY OWNER: Wal-Mart Real Estate Business Trust 2001 S.E. 10th Street Bentonville, AR 72716-0550	Subscribed and sworn to before me this 4 day of August, 2006. Denise C. Allis Notary Public My Commission expires: 5/24/2008

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

MAIL TAX BILLS TO:

Wal-Mart Real Estate Business Trust
Property Tax Department
Ref. Store #5058-01
1301 S.E. 10th Street
Bentonville, AR 72716-8013

Parcel ID# 150 00 0 363.00
Map 150, Parcel 363

EXHIBIT "A"

Legal Description

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as per that certain survey by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. No. 1512, dated February 5, 2002, as follows:

Beginning at an existing iron rod in the southwesterly right-of-way line of Murfreesboro Pike, 94 feet in width, at a corner common with the property of Hoover, Inc. as of record in Deed Book 6654, Page 902 at the Register's office for Davidson County, Tennessee, said existing iron rod being located South 41 degrees 17 minutes 11 seconds East, 1126.48 feet from the intersection of the return of the northeasterly right-of-way of Hamilton Church Road, width varies, and the southwesterly right-of-way line of Murfreesboro Pike, said existing iron rod also being located at Northing: 629,900.71; Easting: 1,783,531.59; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the southwesterly right-of-way line of Murfreesboro Pike with the westerly property line of Hoover, Inc., South 44 degrees 09 minutes 08 seconds West, 1600.82 feet to an iron rod set;

Thence with a severance line through the property of Harding University, Inc., et al., as of record in Deed Book 7976, Page 579, at the Register's office for Davidson County, Tennessee, North 48 degrees 52 minutes 50 seconds West, 1110.05 feet, to an iron rod set in the northeasterly right-of-way line of Hamilton Church Road, width varies;

Thence with the northeasterly right-of-way line of Hamilton Church Road, North 43 degrees 01 minutes 43 seconds East, 290.48 feet to an iron rod set;

Thence North 41 degrees 07 minutes 10 seconds East, 561.63 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 314.98 feet, the central angle of which is 02 degrees 08 minutes 15 seconds, the radius of which is 8443.08 feet, the chord of which is North 42 degrees 11 minutes 17 seconds East, 314.96 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 289.61 feet, the central angle of which is 01 degrees, 55 minutes, 43 seconds, the radius of which is 8603.98 feet, the chord of which is North 42 degrees 17 minutes 33 seconds East, 289.60 feet to an iron rod set at corner common with Lot 1 of the Hamilton Acres, Lots 1 and 2 First Revision, as of record in Plat Book 11190, Page 130, at the Register's Office for Davidson County, Tennessee, also being the property of Scott C. Butler, et ux., as of record in Instrument Number: 200111200127045, at the Register's office for Davidson County, Tennessee;

Thence leaving the northeasterly right-of-way line of Hamilton Church Road, with the southerly property line of said Lot 1, South 41 degrees 10 minutes 40 seconds East, 800.04 feet to an existing iron rod, at a corner common with Lot 3 of the Hamilton Acres, as of record in Plat Book 8250, Page 963, at the Register's Office for Davidson County, Tennessee. Also, being the property of Michael R. Lance, et al., as of record in Deed Book 10826, Page 769, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 3, North 41 degrees 13 minutes 05 seconds East, 300.07 feet to an existing iron rod, in the southwesterly right-of-way line of said Murfreesboro Pike; thence with the southwesterly right-of-way line of Murfreesboro Pike South 41 degrees 17 minutes 11 seconds East, 383.28 feet to the point of beginning, containing 1,677,372 square feet or 38.507 acres, more or less.

HOWEVER, THERE IS EXCEPTED THEREFROM that certain outparcel being Lot 1 on the Final Subdivision Plat of Wal-Mart Plaza Murfreesboro Pike, which plat is of record in Instrument 20030919-0138991 and containing 2.595 acres which was conveyed to Nashville Venture No. One, L.P., by Special Warranty Deed from Wal-Mart Stores East, LP of record in Instrument No. 20050126-0009819 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Wal-Mart Stores East, LP, a Delaware limited partnership, a/k/a Wal-Mart Stores East, L.P., by deed dated October 4, 2002, from Harding University, Inc., an Arkansas corporation, and recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20021016-0127360.