Return to:
Target Corporation
c/o Faegre & Benson, LLC
2200 Wells Fargo Center
90 South Seventh Street
Minneapolis, MN 55402-3901
Attention: Sandra G. Dobbles

Davidson County DEEDWARR
Recvd: 08/15/06 10:54 5 pgs
Fees:28.00 Taxes:14245.00
20060815-0100268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $3,850,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2006.

Notary Public

My Commission Expires May 30, 2007

JULIA FRANKS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Prepared by: **E.H. Camp, III**
Newton Oldacre McDonald, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, Tennessee 37215

Property Tax ID Number: Part of Tax Parcels 102-22 and 102-23
Improved Property Commonly Known As: 12.80 acres of Nashville West Shopping Center, Nashville, Tennessee
EIN of Grantee: 20-0754720

Send Tax Bills to New Owner: **Target Corporation**
Attn: Property Administration
Real Estate Existing Stores
1000 Nicollet Mall
Minneapolis, Minnesota 55403

GENERAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of August, 2006, by and between **NASHVILLE WEST SHOPPING CENTER, LLC**, a Tennessee limited liability company, whose address is 3841 Green Hills Village Drive, Suite 400, Nashville, Tennessee 37215, hereinafter party of the first part or Grantor; and **TARGET CORPORATION**, a Minnesota corporation, whose address is 1000 Nicollet Mall, Minneapolis, Minnesota 55403, hereinafter party of the second part or Grantee.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable consideration, to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described property, situate, lying and being in Davidson County, Tennessee (the "**Property**"):

See Exhibit A attached hereto and by this reference made apart hereof.

SUBJECT TO the matters expressly set forth on attached Exhibit B made a part hereof.

TO HAVE AND TO HOLD, to the said Grantee, Grantee's heirs, executors, successors and assigns forever. And said Grantor does for Grantor, and Grantor's heirs, executors, successors and assigns covenant with said Grantee, and Grantee's heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said property, that the said property is free from all encumbrances except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and Grantor's heirs, executors, successors and assigns shall, warrant and defend the same to the said Grantee, Grantee's heirs, executors, successors and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, together with all of the rights, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by the Co-Chief Managers and caused its corporate seal to be hereto affixed, the day and year first above written.

NASHVILLE WEST SHOPPING CENTER, LLC,
a Tennessee limited liability company

By: _____
Printed Name: Mark McDonald
Its: Co-Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this day 5 of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark McDonald to me personally known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, stated that he is a Co-Chief Manager of Nashville West Shopping Center, LLC, a Tennessee limited liability company, and that he as such Co-Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as such Co-Chief Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

(NOTARY SEAL)

JULIA FRANKS LOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Julia Franks Loyd
Notary Public
My Commission Expires: May 30, 2007

EXHIBIT A

The Property

Being proposed Lot 7 of Nashville West Shopping Center, Phase 1, not recorded, lying in the 20th Council District of Nashville, Davidson County, Tennessee. Bounded on the south by the proposed northern Right of Way (ROW) of Charlotte Pike (U.S. Highway 70 North) and by proposed Lot 3 of said Nashville West Shopping Center, Phase 1; bounded on the west by Horizon Real Estate, L.P., as recorded in Instrument Number 200210180128141, Registers Office of Davidson County (RODC), and by Ohm Shiv Shankar, Inc., as recorded in Instrument Number 200409290117278, RODC; bounded on the north by the southern ROW of Interstate 40; and bounded on the east by proposed Lot 1 of said Nashville West Shopping Center, Phase 1. Tract being described as follows:

POINT OF BEGINNING being a set point lying on said proposed northern ROW of Charlotte Pike and being S67°49'36"W 903.77' from the centerline intersection of said Charlotte Pike and West Hillwood Drive; thence along said proposed ROW of Charlotte Pike S65°04'58"W 466.01' to a set point; thence leaving said proposed ROW of Charlotte Pike with the following: N25°02'12"W 362.77' to a set point; thence N41°54'01"W 242.80' to a found iron rod with a Regan Smith cap; thence S48°04'48"W 230.08' to a found iron rod with a Regan Smith cap; thence N42°06'33"W 119.92' to a found concrete monument in said southern ROW of Interstate 40; thence with said ROW of Interstate 40 N48°06'37"E 769.41' to a set point; thence leaving said ROW of Interstate 40 with the following: S55°19'02"E 111.12' to a set point; thence S34°39'49"W 10.00' to a set point; thence S55°19'02"E 302.48' to a set point; thence N34°15'44"E 72.07' to a set point; thence S48°04'16"E 382.66' to a set point; thence S40°23'12"W 112.44' to a set point; thence on a curve to the right having a length of 262.45', a radius of 672.00', an interior angle of 22°22'37" and having a chord bearing and distance of S51°34'30"W 260.79' to a set point; thence S24°53'57"E 82.26' to the point of beginning.

Containing 557,724 square feet or 12.80 acres.

Bearings based on the Tennessee State Plane Coordinate System.

Being a portion of the same property conveyed to Nashville West Shopping Center, LLC by Deeds of Record under instrument #'s 20040130-0011507 & 20050428-0047450, R O D C T.

EXHIBIT B

Exceptions

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

2. All matters shown on Plat of Nashville West Shopping Center Phase 1 as recorded under Instrument No. 20060712-0083994 in the Register's Office for Davidson County, Tennessee.

3. Grant of Easements for Sanitary Sewers and/or Storm Drainage as set forth in Book 4164, page 664 as recorded in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20050829-0102753 as recorded in the Register's Office for Davidson County, Tennessee.

5. Lease in favor Dick's Sporting Goods, Inc., Memorandum of which is recorded under Instrument No. 20051114-0137453, as amended by Instrument No. 20060725-0089642 as recorded in the Register's Office for Davidson County, Tennessee (as to appurtenant easements only).

6. All matters shown on Plat as recorded in Plat Book 332 Page 68 in the Register's Office for Davidson County, Tennessee (as to appurtenant easements only).

7. Grant of Easements for Water Mains and Appurtenances as set forth in Book 8883 Page 613 & Book 8883 Page 620 as recorded in the Register's Office for Davidson County, Tennessee (as to appurtenant easements only).

8. Restrictions and Easements as set forth in Operation and Easement Agreement as recorded under Instrument No. 20060725-0089646 in the Register's Office for Davidson County, Tennessee.