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

Davidson County DEEDWARR
Recvd: 09/05/06 15:15 3 pgs
Fees:18.00 Taxes:1295.00



20060905-0109517

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of August, 2006, by and between DAVID K. ADAMS, UNMARRIED, hereinafter called Grantor, and WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, 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, DAVID K. ADAMS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, 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 Grantor 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 improved property known as 132 LIBERTY LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his 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.

WITNESS the hand and seal of the Grantor on the day and year first above written.

SELLER:

DAVID K. ADAMS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID K. ADAMS, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 28 **day of August, 2006.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

WAL-MART STORES EAST, LP

2001 S.E. 10TH STREET
BENTONVILLE, AR 72716

Property Address:

132 LIBERTY LANE, MADISON, TN 37115
Person Responsible for Taxes:

WAL-MART STORES, INC. (STORE 695-03)
PROPERTY TAX DEPARTMENT #8013
MAIL STOP NO. 0555
1301 S.E. 10TH STREET
BENTONVILLE, AR 72716-0555

Map & Parcel #: MAP 026-00-0, PARCEL 040.00

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 **350000** 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.

Denise C. Allis
Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of **August, 2006.**

Kristie S. Taylor
Notary Public

KRISTIE S. TAYLOR
Notary Public at Large
DAVIDSON CO., TENNESSEE

My Commission Expires: 07/24/2010

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7548A

EXHIBIT 'A'

Land located in the Tenth Councilmanic District of Davidson County, Tennessee, near the intersection of Liberty Lane and Vietnam Veterans Boulevard, being more particularly described as TRACT NO. ONE on the survey of Gresham Smith and Partners, John M. Duffer, TN RLS No. 1421, dated 11/11/04, follows:

Beginning at a 5/8" rebar set in the easterly right-of-way of Liberty Lane, located South 26 deg. 05' 28" East, 68.39 feet from an existing concrete monument at the intersection of said right-of-way with the southerly right-of-way of Vietnam Veterans Boulevard; Thence, North 73 deg. 58' 20" East, 381.90 feet to a 5/8" rebar set at a western corner of the Wal-Mart Real Estate Business Trust property, of record in Instrument Number 20030625-0087519, R.O.D.C.; Thence, South 25 deg. 38' 33" East, 125.00 feet to the northwest corner of Robert Perry Morris, et ux, Ginger Morris property, as of record in Instrument Number 20020110-0003722, R.O.D.C.; Thence, South 73 deg. 59' 51" West, 380.94 feet to the said easterly right-of-way of Liberty Lane; Thence, North 26 deg. 05' 28" West, 125.00 feet to the beginning, containing 46,974 square feet or 1.078 acres, more or less.

Being the same property conveyed to David K. Adams, unmarried, by Warranty Deed from Mary Margaret Scalf, of record in Book 11141, page 180, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006, not yet due and payable (MAP 026-00-0, PARCEL 040.00). 2005 real property taxes are PAID in the amount of 2027.07.

2. Easement(s) to Madison Suburban Utility District, of record in Book 8244, page 835, Register's Office for DAVIDSON County, Tennessee.