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

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of August, 2006, by and between ROBERT PERRY MORRIS and GINGER MORRIS, HUSBAND AND WIFE, hereinafter called Grantors, 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, ROBERT PERRY MORRIS and GINGER MORRIS, HUSBAND AND WIFE, as Grantors, do 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 Grantors 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 124 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 Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their 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 hands and seals of the Grantors on the day and year first above written.

SELLER:

Robert Perry Morris

ROBERT PERRY MORRIS
Signature of Seller

Ginger Morris

GINGER MORRIS
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/05/06 15:16 3 pgs
Fees:18.00 Taxes:1295.00

20060905-0109518

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT PERRY MORRIS and GINGER MORRIS, HUSBAND AND WIFE, 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 [illegible] TENNESSEE, this 25th day of August, 2006.

Notary Public

My Commission Expires: 9/7/09

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

Name and Address of Property Owner:

WAL-MART STORES EAST, LP

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

Property Address:

124 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 41

AFFIDAVIT OF VALUE

STATE OF [illegible]:
COUNTY OF [illegible]:

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.

Robert Perry Morris
Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of **August, 2006.**

Notary Public

My Commission Expires: 9/7/09

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

RETURN TO:

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

RPM GM

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. TWO on the survey of Gresham Smith and Partners, John M. Duffer, TN RLS No. 1431, dated 11/11/04, as follows:

Beginning in the easterly right-of-way of Liberty Lane, at the northwest corner of Iva Jewell Williams property, as of record in Will Book 9608, page 758, R.O.D.C., and the southwest corner of the herein described tract; Thence, North 26 deg. 05' 28" West, 125.00 feet; Thence, North 73 deg. 59' 51" East, 380.94 feet to a westerly property line of Wal-Mart Real Estate Business Trust, as of record in Instrument No. 20030625-0087519, R.O.D.C.; Thence, South 25 deg. 38' 33" East, 125.00 feet to a 1/2" rebar with Scott Cherry cap found at the northeast corner of said Iva Jewell Williams; Thence, South 74 deg. 01' 22" West, 379.98 feet to the beginning, containing 46,850 square feet or 1.076 acres, more or less.

Being the same property conveyed to Robert Perry Morris, unmarried, by Warranty Deed from Barbara Jean Dobson Morris, of record in Book 10446, page 717, Register's Office for Davidson County, Tennessee, the said Robert Perry Morris having since conveyed all of his right, title and interest in and to the subject property unto Robert Perry Morris and wife, Ginger Morris, by Deed of record in Instrument No. 20020110-0003722, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 026-00-0, PARCEL 41). 2005 real property taxes are PAID in the amount of 2029.09.

2. All matters as set forth on the Plat of record in Plat Book 421, page 6, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Instrument Number 20020718-0086629, Register's Office for DAVIDSON County, Tennessee.

4. Easement(s) of record in Book 7416, page 175, Register's Office for DAVIDSON County, Tennessee.

RRM GM