14H

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 29th day of March, 2007, by and between NASHVILLE COMMONS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, 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, NASHVILLE COMMONS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, 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 unimproved property known as 19.76+- ACRES DICKERSON ROAD, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors 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, itself and its successors 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's duly authorized official on this the day and year first above written.

SELLER:

NASHVILLE COMMONS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY: NASHVILLE GEN/PAR, LLC, A
PENNSYLVANIA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY:_____
GEORGE D. ZAMIAS, ITS MANAGING MEMBER

Davidson County DEEDWARR
Recvd: 04/05/07 16:25 3 pgs
Fees:18.00 Taxes:13052.97
20070405-0041312

Commonwealth of Pennsylvania
~~CORPORATE~~
~~STATE OF TENNESSEE~~)
COUNTY OF Cambria)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, GEORGE D. ZAMIAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be MANAGING MEMBER of **NASHVILLE GEN/PAR, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**, the General Partner of the within named bargainor, and that HE as such **MANAGING MEMBER, executed the foregoing instrument for the purpose therein contained, by signing the name of limited liability company by HIMSELF as MANAGING MEMBER.**

Witness my hand, at office, in Johnstown, Pennsylvania ~~TENNESSEE~~, this 29th day of **March, 2007.**

Melinda L. Harrison
Notary Public

My Commission Expires: 6-28-08

NOTARIAL SEAL
Melinda L. Harrison, Notary Public
Johnstown, Cambria County, PA
My Commission Expires June 28, 2008

NOTARY PUBLIC PENNSYLVANIA COMMONWEALTH OF MELINDA L. HARRISON

Name and Address of Property Owner:

WAL-MART STORES EAST, LP

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

Property Address:

19.76+- ACRES DICKERSON ROAD, NASHVILLE, TN
Person Responsible for Taxes:

WAL-MART PROPERTY TAX DEPARTMENT
P.O. BOX 8050
ATTN: MS 0555
BENTONVILLE, AR 72716-8050

Map & Parcel #: MAP 50 P/O PAR 47.01,49.01, 51 & 49

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 **$3527830.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of **March, 2007.**

Pamela B. Hampton
Notary Public

My Commission Expires: 10-16-07

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

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7911

EXHIBIT 'A'

A tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and being Lot 1 on the Final Plat of Nashville Commons, which plat is of record in Instrument No. 20070404-0040461, Register's Office for said County. Said Lot is more particularly described as follows as per the survey of Gresham Smith & Partners, Kenneth D. Church, TN No. 1004, as follows:

Beginning at a point in the east line of Lot 5, the northwest corner of Lot 2 and the northeast corner of Lot 1 of the Final Plat of Nashville Commons, thence leaving the line of Lot 5 with the line of Lot 2 of the Final Plat of Nashville Commons the following six calls and distances;

1. South 73 degrees 19 minutes 37 seconds East 216.72 feet to a calculated point.
2. South 16 degrees 40 minutes 33 seconds West 73.00 feet to a calculated point.
3. South 73 degrees 19 minutes 37 seconds East 292.25 feet to a calculated point.
4. North 16 degrees 40 minutes 23 seconds East 102.55 feet to a calculated point.
5. South 73 degrees 19 minutes 36 seconds East 473.76 feet to a calculated point.
6. South 16 degrees 40 minutes 23 seconds West 465.04 feet to a calculated point, the common corner with Lot 2 and Lot 4, and the centerline of private ingress/egress easement;

Thence leaving the line of Lot 2 with the line of Lot 4 the following four calls and distances;

1. South 16 degrees 40 minutes 23 seconds West 212.96 feet to a calculated point.
2. A curve to the right having an arc length of 278.54 feet, a radius of 195.00 feet, and of which has a chord bearing of South 57 degrees 35 minutes 40 seconds West, a distance of 255.46 feet to a calculated point.
3. South 16 degrees 40 minutes 23 seconds West 59.97 feet to a calculated point.
4. North 73 degrees 19 minutes 36 Seconds West 815.43 feet to a calculated point corner in the eastern line of Lot 5;

Thence leaving the line of Lot 4 with the line of Lot 5 North 16 degrees 40 minutes 30 seconds East 901.45 feet to the point of beginning.

The described parcel contains 860,707 square feet more or less or 19.76 acres more or less.

Being a portion of the same property conveyed to Nashville Commons, LP, a Pennsylvania limited Partnership, by Warranty Deeds of record in Instrument Numbers 20070405-0041299 thru 20070405-0041304, and by Quitclaim Deed of record in Instrument No. 20070405-0041305 thru 20070405-0041310, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All COUNTY REAL PROPERTY taxes for the year 2007 and all subsequent years, not yet due and payable (MAP 50, PARCELS 47.01, 49.01, 51.00 AND 49.00).

2. All matters as set forth on the Plan of Final Plat of Nashville Commons of record in 20070404-0040461, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Subject to the flow of an unnamed tributary of Ewing Creek.

4. Stormwater Detention Agreement between Alice F. Cranford and Carolene M. Bandy, and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20070320-0033814, and between Carolyn Culbert Osborn and Jenkins Properties and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20070320-0033572, said Register's Office.