PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

Return to
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of June, 2008, by and between WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, hereinafter called Grantor, and RFM NOLENSVILLE, LLC, A TENNESSEE LIMITED LIABILITY CO., 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, WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, as Grantor, does hereby bargain, sell, transfer and convey unto RFM NOLENSVILLE, LLC, A TENNESSEE LIMITED LIABILITY CO., 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 LOT 2, REV. OF WAL-MART NASHVILLE SOUTH, NASHVILLE, TENNESSEE.

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:

WAL-MART STORES EAST, LP, a Delaware limited partnership, by
WSE MANAGEMENT, LLC, a Delaware
limited liability company
and general partner

JUN 02 2008

BY: _____
MICHAEL E. GARDNER, REGIONAL VICE PRESIDENT
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/09/08 14:13 4 pg
Fees:23.00 Taxes:2433.86

20080609-0059176

CORPORATE
STATE OF ARKANSAS)
COUNTY OF BENTON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MICHAEL E. GARDNER, REGIONAL VICE PRESIDENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be REGIONAL VICE PRESIDENT of **WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the within named bargainor, and that HE as such **REGIONAL VICE PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of limited liability company by HIMSELF as **REGIONAL VICE PRESIDENT**.

Witness my hand, at office, in Bentonville ARKANSAS, this 2nd, day of ~~May~~ June, 2008.

Michelle L. Taglavore
Notary Public

My Commission Expires: 5-20-2015

Michelle L. Taglavore
County Of Benton
Notary Public - Arkansas
My Commission Exp. 05/20/2015

Name and Address of Property Owner:

RFM NOLENSVILLE, LLC
104 Woodmont Blvd.
Ste 405
Nashville TN 37205

Property Address:

LOT 2, REV. OF WAL-MART NASHVILLE SOUTH, NASHVILLE, TENNESSEE

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 161, PARCEL 290

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 ~~$0~~ $657,800.00 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 ~~May~~ June, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 05, 2012

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 07-8068A

EXHIBIT 'A'

Being Lot 2 on the Revision of the Final Plat Wal-Mart Nashville South recorded as Instrument Number 20070405-0041198, located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an 1/2 inch existing rebar with Cherry Cap on the eastern right-of-way of Nolensville Pike an4d the southwest corner common corner of Sammy R. Jones property, of record in D.B. 9390, PG. 826 with bearing Tennessee Grid Coordinates N 623928.045 E 1757961.970

Thence, leaving the said eastern right-of-way of Nolensville Pike with the Sammy R. Jones property, of record in D.B. 9390, PG. 826 and in part with Lot 1(a) of Re-Subdivision of the Final Plat Wal-Mart Nashville South, recorded as Instrument Number 20080422-041081, the following two calls and distances:

1. South 85 Degrees 27 Minutes 54 Seconds West, a distance of 119.27 feet to a found 1/2" iron rod with cap id "Cherry";

2. Thence to the beginning point of a curve to the Right curve having a radius of 814.85 feet, with an arc of 148.72 feet, and a chord bearing and distance of South 8.9 degrees 18 minutes 22 seconds East a distance of 148.52 feet to an iron rod new with GS&P cap in the line of Lot IA;

Thence continuing with the line of Lot IA the following four calls and distances:

1. South 08 degrees 59 minutes 25 seconds West, a distance of 286.10 feet an iron rod new with GS&P cap;

2. Thence to the beginning point of a curve to the Left having an radius of 534.00 feet, with an arc of 102.53 feet, and a chord bearing and distance of North 88 Degrees 46 Minutes 50 Seconds West, a distance of 102.49 feet an iron rod new with GS&P cap;

3. South 85 Degrees 42 Minutes 45 Seconds West, a distance of 63.54 feet an iron rod new with GS&P cap;

4. North 49 Degrees 33 Minutes 26 Seconds West, a distance of 51.27 feet to an iron rod new with GS&P cap in the eastern right-of-way line of said Nolensville Pike;

Thence, with said right-of-way line North 04 degrees 10 minutes 38 seconds West, a distance of 244.91 feet to the Point of Beginning,

Containing an area of 65,826 square feet or 1.51 Acres, more or less.

Being a portion of the same property conveyed to Wal-Mart Stores East, L.P., a Delaware limited partnership, by Special Warranty Deed from Holly Rader and husband, Tom Rader, of record at Instrument No. 20050629-0074591, Register's Office for Davidson County, Tennessee; by Special Warranty Deed from Dennis W. Brandon, a married man, of record at Instrument No. 20050808-0093153; by Special Warranty Deed from Peter Tolliver, Jr., and Yvonne Tolliver, husband and wife, of record at Instrument NO. 20050808-0093155; by Special Warranty Deed from Marion Watkins, unmarried, of record at Instrument No. 20050808-0093156; by Special Warranty Deed from Deborah June Tolliver Whittaker, unmarried, of record at Instrument No. 20050808-0093157; by Special Warranty Deed from A Storage Inn of Nashville, a Tennessee general partnership, of record at Instrument No. 20050808-0093158; by Special Warranty Deed from Clyde W. Cain and Armelda Cain, husband and wife, of record at Instrument No. 20050808-0093159; by Special Warranty Deed from Armelda Comer-Cain, a married woman, and Theresa J. Comer, unmarried, of record at Instrument No. 20050808-0093160; by Special Warranty Deed fro M.R. Bess, unmarried, of record at Instrument No. 20050808-0093162; by Special Warranty Deed from Howard Claude, a married man, of record at Instrument No. 20051201-0144240; by Quitclaim Deed from Holly Rader and husband, Tom Rader, Howard Claude and wife, Patsy R. Clause, A Storage Inn of Nashville, M.R. Bess, Marion Watkins, unmarried, Peter Tolliver, Jr., and wife, Yvonne Tolliver, Deborah June Tolliver Whittaker, Dennis W. Brandon, Clyde W. Cain and wife, Armelda Cain, Theresa J. Comer and Armelda Comer-Cain, of record at Instrument No. 20051201-0144241, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet overdue until March 1, 2009. (MAP 161, PARCEL 290).

2. All matters as set forth on the Plan of record in Instrument No. 20060808-0097205, and Instrument No. 20070405-0041198, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, as of record at Instrument NO. 20051214-0150210, said Register's Office.

4. Easement(s) to United States of America, as set forth in Instrument of record in Book 2338, page 300, said Register's Office.

5. All matters as shown on survey prepared by Littlejohn Engineering Associates, Robert M. Searson, TRLC #1666, dated 10/15/07, last revised 12/11/07, Job. No. 27230.