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

PREPARED BY:
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 5, RESUB OF WAL-MART NASHVILLE SOUTH, 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:

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

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

Davidson County DEEDWARR
Recvd: 06/09/08 14:14 4 pg
Fees:23.00 Taxes:2772.04

20080609-0059177

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 2, 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 5, RESUB OF WAL-MART NASHVILLE SOUTH, NASHVILLE, TN
Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 161, PARCEL 293

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 ~~$230754~~ 749,200.00 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 08, 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 07-8068B

MY COMMISSION EXPIRES
May 08, 2012

EXHIBIT "A"

Being Lot 5 on the Re-Subdivision of the Final Plat Wal-Mart Nashville South, recorded as Instrument Number 20080422-0041081, located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point bearing Tennessee Grid Coordinates N 621968.273 E 1757809.561 in the east right of way line of Nolensville Pike:

Thence the following four calls and distances with Lot 1(a) of Wal-Mart Nashville South;

1) Thence South 85 degrees 08 minutes 24 seconds East for 29.54 feet;

2) Thence to the beginning point of a curve to the Left having a radius of 123.00 and a central angle of 20 degrees 29 minutes 36 seconds from which the radius point bears South 15 degrees 38 minutes 09 seconds East, thence Left along said curve for an arc length of 43.99, said curve having a chord bearing of North 84 degrees 36 minutes 39 seconds East for 43.76 feet:

3) Thence to the beginning point of a curve to the Left having a radius of 499.64 and a central angle of 33 degrees 44 minutes 58 seconds from which the radius point bears South 49 degrees 23 minutes 09 seconds East, thence Left along said curve for an arc length of 294.31, said curve having a chord bearing of North 57 degrees 29 minutes 20 seconds East for 290.07 feet;

4) Thence South 82 degrees 47 minutes 10 seconds East for 347.59 feet to a point in the line of Dreamland Estates Section 4, in Map Book 6900, page 188;

Thence leaving the line of Lot IA with the line of Dreamland Estates Section 4 South 05 degrees 59 minutes 46 seconds West for 202.16 feet to a point common corner with Homer C. Hardy, of record in Minute Book 117, page 614;

Thence leaving the line of Dreamland Estates Section 4 with the line of Homer Hardy North 82 degrees 24 minutes 15 seconds West for 647.14 feet to a point in east right of way line of Nolensville Pike;

Thence leaving the line of Homer Hardy with the east right of way line of Nolensville Pike North 04 degrees 23 minutes 35 seconds East for 1.66 feet to the Point of Beginning,

Containing an area of 90,173.53 sq ft or 2.07 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 293).

2. Any and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.