BOOK 5121 PAGE 950

Tract 1: 08DA-10480
Tract 2 & 3: 08DA-10450
Tract 4: 08DA-10500
Tract 5: 08DA-10490 MST Tract Reference: _____

CORPORATE FORM
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of February, 19 77, by and between E. L. Bruce Co., Inc.

a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Triangle Pacific Corp., a corporation organized and existing under and by virtue of the laws of the State of New York.

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee: Tracts 1 through 5 described on attached Riders 1 and 2.

MAR-8F	CONV	*		849,876.00
MAR-8F	S'TAX		B*	2,209.74
MAR-8F	PR'FEE		B*	.50
MAR-8F	W'DEED		B*	8.00 * 2,218.24

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, reserving and excepting therefrom, however, those items set forth on attached Rider 3.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming the same by, through or of them, but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Asst. Secretary

E. L. Bruce Co., Inc.

By: J. E. Rainey
President

J. E. Rainey

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared J. E. Rainey with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of E. L. Bruce Co., Inc. the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Official Seal at office this 25th day of February, 19 77

My Commission Expires June 14, 1978

My commission expires _____

Notary Public

(FOR RECORDING DATA ONLY)

Property address _____

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Triangle Pacific Corp
4255 LBJ Freeway
Dallas, Texas 75234

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory When Document Undertaken

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $849,876.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Samuel D. Chafetz
Subscribed and sworn to before me this 25th day of February, 1977

Notary Public

My Commission Expires June 14, 1978

This instrument prepared by:
William H. Thomas, Jr.
Ireland Reams & Chafetz
2856 Directors Cove - Memphis, Tenn.

State tax	$ 2,209.74
Register's fee	.50
Recording fee	8.00
Total	$ 2,218.24

T.G. # _____
Return to: Wm Kaplan
667 Fifth Ave
New York, N.Y. 10017

Form 39 Revised 9/26/73

D92539

BOOK 5121 PAGE 951

IDENTIF. REFERENCE

MAR 8 1 48 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

TRACT NO. 1:

Parts of Lots G and H on Plan No. 2 of West Nashville, as of record in Book No. 57, page 172, Register's Office for Davidson County, Tennessee, beginning on the northerly margin of Centennial Boulevard 260.1 feet westerly from the westerly margin of 54th Avenue North; thence with the northerly margin of said Boulevard north 57 degrees 50 minutes west 488.7 feet to a point; thence north 32 degrees 10 minutes east 385 feet to the right of way of the N.O. & St. L. Railway; thence with said right of way south 51 degrees 25 minutes east 492 feet to a stone on the westerly margin of 54th Avenue North; thence south 32 degrees 10 minutes west 328 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to E. L. Bruce Company, a corporation chartered under the laws of Delaware, by deed from Nashville Hardwood Flooring Company, a corporation chartered under the laws of Delaware, of record in Book 674, page 5, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Being the southeasterly part of Block "G", the northeasterly part of Block No. 53, and a part of New York Avenue in Plan No. 2 of West Nashville, as of record in Book No. 57, page 172, of the Register's Office for said County.

Beginning in the northerly margin of Centennial Boulevard at a point 260 feet westward from the northwest corner of said Boulevard and 54th Avenue North, formerly 13th Street; running thence northeastwardly 328 feet to a point where the N.C. & St. L. Railway right of way cuts the west margin of said 54th Avenue North; thence with the west margin of said 54th Avenue North south 5 degrees, east 420 feet to a point, the northwest corner of said 54th Avenue North and Centennial Boulevard; thence westwardly with the northerly margin of Centennial Boulevard 260 feet to the beginning.

Being the same property conveyed to E. L. Bruce Company, a corporation chartered under the laws of Delaware, by deed from Nashville Hardwood Flooring Company, a corporation chartered under the laws of Delaware, of record in Book 674, page 5, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being parts of Blocks D, E and F and parts of 11th and 12th Streets and part of California Avenue on said Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County, beginning at the northeast corner of Centennial Boulevard and 54th Avenue North, formerly 13th Street; running thence north 5 degrees west 410 feet with the east margin of 54th Avenue North to the right of way of the N.C. & St. L. Railway; thence easterly along said right of way 1155 feet to a point; the northwest corner of I. F. Osborn's Coal Yard; thence south 5 degrees east 20 feet; thence south 87½ degrees west 204 feet; thence south 32 degrees west 163½ feet to Centennial Boulevard; thence westwardly with the northerly margin of Centennial Boulevard 751 feet to the beginning.

Being the same property conveyed to E. L. Bruce Company, a corporation chartered under the laws of Delaware, by deed from Nashville Hardwood Flooring Company, a corporation chartered under the laws of Delaware, of record in Book 674, page 5, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Rider #1

TRACT NO. 4:

Being part of Blocks "H" and "J" on Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Centennial Boulevard at the southwest corner of a lot of land conveyed to John B. Ransom & Company to George C. Brown & Company, by deed of record in Book 313, page 257, said Register's Office; thence with the northerly margin of said Boulevard north 57 degrees, 50 minutes west 218.5 feet; thence north 32 degrees, 10 minutes east 305 feet to the right of way of the West Nashville Branch of the N. C. & St. L. Railway; thence with the southerly line of said right of way easterly 233 feet, more or less, to said Brown's west line; thence with said line south 32 degrees, 10 minutes west 285 feet, more or less, to the point of beginning, containing 1.76 acres, more or less.

And the eastern part of the J. B. Ransom West Nashville Lands, as of record in Book 332, page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. L. Bruce Company by deed from Laverte C. Smith, Madelyn Smith Ellison, Anne Smith Erwin, Patsy Ruth Smith and Helena M. Smith, of record in Book 2304, page 65, said Register's Office.

TRACT NO. 5:

A parcel of land lying in the 8th Civil District of Davidson County, Tennessee, and more particularly described by a survey of Barge, Waggoner and Sumner, Inc., dated February 16, 1962, as follows:

BEGINNING at a point in the northerly margin of a 20 foot road being 70 feet from and parallel to the center line of the Louisville and Nashville Railroad Company right of way, said point being north 51 degrees, 20 minutes west, 141.83 feet along the margin of said road from a concrete monument at the intersection of the northerly margin of said 20 foot road, and the westerly margin of 54th Avenue North (now closed); thence north 51 degrees, 20 minutes west 450.97 feet with the northerly margin of said 20 foot road to a concrete monument; thence north 1 degree, 12 minutes east 880.0 feet more or less to a point in the low water mark of the Cumberland River; thence with the meanders of the low water mark of the Cumberland River, south 47 degrees, 22 minutes east 453.81 feet to a point; thence south 4 degrees, 34 minutes east 649.65 feet more or less to a point, said point being north 6 degrees, 30 minutes west 300.0 feet and south 83 degrees, 30 minutes west 25 feet from a concrete monument (previously described) at the intersection of the northerly margin of a 20 foot road and the westerly margin of 54th Avenue North (now closed); thence south 83 degrees, 30 minutes west 75 feet to a point; thence south 6 degrees, 30 minutes east 199.42 feet to the point of beginning, containing 7.23 acres more or less, together with a 30 foot easement for access to property crossing part of the southerly end of a parcel of land in the 8th District of said County. and more particular shown by survey of Barge, Waggoner and Sumner, Inc. dated February 16, 1962 and described as follows:

BEGINNING at a concrete monument in the northerly margin of a 20 foot road being 70 feet from and parallel to the center line of the Louisville and Nashville Railroad Company right of way, said monument being at the intersection of the northerly margin of said road and the westerly margin of 54th Avenue North (now closed); thence north 51 degrees, 20 minutes west 141.83 feet with the margin of said 20 foot road to a point; thence north 6 degrees, 30 minutes west 42.55 feet to a point; thence south 51 degrees, 20 minutes east 212.75 feet to a point in the easterly margin of 54th Avenue North (now closed), said point being 180 feet from the center line of the Louisville and Nashville Railroad Company right of way; thence north 87 degrees, 00 minutes west 50.70 feet to the point of beginning.

BEING the same property conveyed to E. L. Bruce Co., a New York Corporation, by deed from W. R. Grace & Co., Davison Chemical Division, a Connecticut corporation, of record in Book 4029, page 464, Register's Office for Davidson County, Tennessee.

Rider #2

Document

(1) General and special taxes for the year 1977 and subsequent years. Special taxes and assessments now assessed or levied but payable in future installments.

(2) Metro taxes for 1977, a lien but not yet due and payable.

(3) Financing Statement filed by Wilson Leasing Company, secured party, against E. L. Bruce Co. (incorporated), Debtor, with the First National Bank of Chicago and R. R. Manchester as Trustee, Chicago, Illinois to secure an equipment loan dated January 7, 1966, of record in Book 3996, page 18, Register's Office for Davidson County, Tennessee

(4) Waiver of Liens and interests dated March 9, 1966, executed by E. L. Bruce Co. (incorporated) real estate owner, and Wilson Leasing Company, agreeing that the equipment under the Equipment Lease dated January 7, 1966, shall remain personal property.

Items (h) and (i) also covers other counties in Tennessee and other states.

(5) Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers filed by E. L. Bruce Co. to Metropolitan Government of Nashville and Davidson County of record in Book 4656, page 788, Register's Office for said County.

(6) Easements for any spur line(s) for the N. C. & St. L. Railroad (now L&N Railroad) as may affect subject property. (Applicable to Tracts 1, 2 and 3)

(7) Right of way granted Colonial Pipe Line Company from E. L. Bruce Co. of record in Book 3678, page 14, said Register's Office. (Applicable to Tract 1)

(8) By Decree of the Quarterly Court of Davidson County, Tennessee, for the April term of 1926, as of record in Minute Book "P", page 116, County Court Clerk's Office for Davidson County, Tennessee 54th Avenue North as shown lying between Tracts 2 and 3 on the attached sketch of the properties being being herein conveyed lying south of the Railroad right of way and Centennial Boulevard and 54th Avenue North lying north of the railroad and extending to the Cumberland River as relocated in Book 261, page 54, said Register's Office, was accepted as a public road and to be maintained by the County. On site examination of the properties shows that 54th Avenue North as accepted no longer exists but 54th Avenue North from the north margin of Centennial Boulevard to the railroad tracks is now located approximately at the east line of Tract 1. 54th Avenue North extending from the northerly margin of the railroad right of way to the Cumberland River and paralleling to the east line of Tract 5 has been closed to the public with a gate across the right of way. That portion of 54th Avenue North lying between the northerly margin of Centennial Boulevard and the north corner of Tract 2 and the northwest corner of Tract 3 as shown on the Plan No. 2 of West Nashville of record in Book 57, page 172, should be closed and there should be a dedication to the public of that portion of Tracts 1 and 2 over which 54th Avenue North now exists. (Appicable to Tracts 1, 2, 3 and 5).

(9) Easement for Spur track of record in Book 613, page 751, said Register's Office. (Applicable to Tract 4)

Right of Railroad Company serving Railroad siding located on insured premises in and to the ties and rails and other properties constituting said Railroad siding or in and to the use thereof and also rights of others thereto entitled in and to the use thereof.

(10) Attention is invited to the fact that the description of Tract 4 recites the plan as being in Book 161, page 172 when in fact the plan of record is Book 57, page 172, said Register's Office. (Applicable to Tract 4).

(11) Easement granted United States of America by deed from Davison Chemical Corporation, of record in Book 2245, page 317, in connection with the Cheatham Lock & Dam Project, being known as Tract K-1127-E. (Applicable to Tract 5).

(12) Title to that portion of the premises in and to the high and low water mark of the Cumberland River. (Applicable to Tract 5.)

(13) 20 foot right of way easement granted W. R. Grace & Co. to Colonial Pipeline Company, for the transportation of liquid and/or gases, of record in Book 3804, page 55, said Register's Office.

(14) Restrictions as to the use of a portion of Tract 5 along the westerly line as set forth in the deed from J. C. Morris Oil Co. to Shell Petroleum Corporation of record in Book 1113, page 214, said Register's Office.