MAP PARCEL — 34-2-93

CORPORATE FORM

WARRANTY DEED

BOOK 5255 PAGE 684

MST Tract Reference: 6

THIS INDENTURE, made and entered into this 31st day of March 19 79, by and between Tandycrafts, Inc. a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Color Tile Supermart, Inc., a Colorado corporation, party of the second part,

pursuant to a reorganization between parent and subsidiary corporations and as a contribution to capital of Grantee,

WITNESSETH: That party of the first part, for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt 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:

As described on Exhibit "A" attached hereto and incorporated herein for all purposes.

GRANTEE hereby acknowledges and agrees that the property conveyed is mortgaged to THE FIRST NATIONAL BANK OF FORT WORTH by Deed of Trust dated the 1st day of October, 1978 and recorded the 13th day of October, 1978 in Book 5350, Page 594, that the property is leased to Grantee; and Grantee hereby assumes and promises to pay, by acceptance of this conveyance, all obligations of mortgagor and landlord under the mortgage and lease referenced above.

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,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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:

Assistant Secretary

Tandycrafts, Inc.

By: W. H. Michero

Vice President

STATE OF TEXAS COUNTY OF Tarrant

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared W. H. Michero with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Tandycrafts, Inc. the within named bargainor, a corporation, and that he as such Vice 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 Vice President.

WITNESS my hand and Official Seal at office this 31st day of March 19 79

My commission expires 1-8-81

Deborah Lumpkins
Notary Public

DEBORAH LUMPKINS, Notary Public
In Tarrant County for State of Texas
My commission expires Jan. 8, 1981

(FOR RECORDING DATA ONLY)

Property address 807 Two Mile Parkway
ADDRESS NEW OWNER CARD
Mail tax bills to: (Person or Agency responsible for payment of taxes) Attn: Eddie Lesok
Color Tile Supermart, Inc.
1700 One Tandy Center
Fort Worth, Texas 76102

This instrument prepared by:
Eddie Lesok
1700 One Tandy Center

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to: Eddie Lesok

Form 39 Revised 9/26/73

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 $221,823.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of June 19 79

Notary Public

DEBORAH LUMPKINS, Notary Public
In Tarrant County for State of Texas
My commission expires Jan. 8, 1981

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

EXHIBIT "A"

BOOK5465 PAGE 685

Being Lot No. 3 on the Plan of Echo Meadows Re-Development, Section 2, a resubdivision of Lots 47 and 48, as of record in Book 5060, page 151, Register's Office for said County.
Said Lot No. 3 fronts 86 feet on the westerly side of Two Mile Parkway and extends back 203.10 feet on the northerly line and 181.50 feet on the southerly line to a dead line measuring 89.62 feet thereon.
Being part of the property conveyed to Larry L. Westbrook, Trustee, by deed from Joseph R. Hopkins and wife, Lessie G. Hopkins, of record in Book 4344, page 412, and part of the property conveyed to Caudill Realty Company, by deed from Larry L. Westbrook, Trustee, of record in book 4496, page 865, said Register's Office.

This conveyance is made subject to 10-foot public utilities and drainage easement and 8-inch sewer line across rear of premises, 65-foot building setback line from Two Mile Parkway, and conditions of owner's certificate as shown on plan of record in book 5060, page 151, said Register's Office.

F.4025.8

IDENTIF. REFERENCE

JUL 16 2 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5455 PAGE 686

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			221823.00- CO 576.68 CO TX .50 PRFEE 6.00 WDEED CHECK 583.18- 6673A07/16/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40258

IDENTIF. REFERENCE T

JUL 16 2 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697398