WARRANTY DEED

FROM: 152 Market Street Association, a Partnership

TO: Nashville Sash and Door Company, Inc.

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Nashville Sash and Door Company, Inc.
152 Second Avenue, North
Nashville, Tennessee

same

132-4-10

Field Book Numbers

6DA 35795

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Twenty-Five Thousand and 00/100 Dollars ($1,525,000.00).

Sidney B. McAlister
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of Dec, 1980.

Robert N. Buchanan
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the conveyance to the Grantor of certain property owned by the Grantee, the execution and delivery of a good and valid promissory note in the principal amount of Three Hundred Thousand Dollars ($300,000.00) and the payment of Two Hundred Twenty-Five Thousand Dollars ($225,000.00) in cash, 152 Market Street Association, a general partnership composed of The Cumberland Group, (a general partnership composed of Glenn G. Dukes, Buddy R. Dukes, Leonard E. Primm, G. Frank Ryan, and Steve H. Snowden), Baker and Kestner, (a general partnership composed of Gary T. Baker and Michael S. Kestner), and Preservation Plus, (a general partnership composed of William E. Connelly and Jeanette Dalton), has bargained and sold, and by these presents does transfer and convey unto the said Nashville Sash and Door Company, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being described according to a survey made by Barge, Waggoner and Sumner, Inc., dated October 24, 1967, and revised March 13, 1969, and revised March 25, 1969, as follows:

BEGINNING at a point of intersection of the center lines of Armory Drive and Sidco Drive; thence south along the center line of Sidco Drive, a distance of 1152.6 feet; thence at right angles eastwardly a distance of 25 feet to a point on the east margin of Sidco Drive which is the point of beginning; thence with the east line of Sidco Drive, South 1° 57' West a distance of 400 feet to a point; thence North 88° 10' 30" East a distance of 740.09 feet to an iron pin; thence North 1° 57' East a distance of 332.32 feet to an iron pin; thence North 70° 04' 30" West a distance of 317.17 feet to an iron pin; thence South 88° 10' 30" West a distance of 437.74 feet to an iron pin in the east margin of Sidco Drive; thence with said margin, South 1° 57' West a distance of 50.11 feet to the point of beginning, and having a total area of 7.22 acres, more or less.

Being the same property conveyed to 152 Market Street Association by a deed of even date from Gilbert Fox, Trustee, recorded concurrently herewith.

This is improved property, known as 3040 Sidco Drive, Nashville, Tennessee.

By this conveyance 152 Market Street Association does also transfer, assign and convey unto Nashville Sash and Door Company, Inc. all its interest as Landlord in a certain sublease dated January 29, 1979 between Kuhn's-Big K Stores Corp. and Service Merchandise Company, Inc. which sublease is now the prime lease.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nashville Sash and Door Company, Inc., its successors and assigns, forever.

And 152 Market Street Association does covenant with the said Nashville Sash and Door Company, Inc. that the undersigned is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for the sublease with Service Merchandise Company, Inc., as tenant, and a lien for 1980 taxes which are to be paid by Service Merchandise Company, Inc. pursuant to the terms of its sublease. The land and sublease are also encumbered by a deed of trust to William W. Berry, Jr., Trustee, to secure the payment of a promissory note in the principal amount of $1,075,000.00 payable to the order of Gilbert S. Fox, Trustee. The undersigned specially warrants to Nashville Sash and Door Company, Inc. that the undersigned will make all payments of principal and interest due on that certain note in the principal amount of $1,075,000 made by 152 Market Street Association to the order of Gilbert S. Fox, Trustee.

And 152 Market Street Association does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Nashville Sash and Door Company, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Witness the signatures of its partners this 18th day of December, 1980.

152 MARKET STREET ASSOCIATION,
a Partnership

By The Cumberland Group
(a partnership) Partner

by Leonard E. Primm

Glenn G. Dubes

Steve H. Smucker

By Baker and Kestner
(a partnership) Partner

by Guy T. Baker

Robert S. Kestner

By Preservation Plus
(a partnership) Partner

by William E. Connelly

Jeanette N. Dalton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert W. Buchanan, a Notary Public in and for said County and State, the within named Leonard E Primm, Glenn G. Dubes and Steve H. Smucker, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 18 day of Dec, 1980.

Robert W. Buchanan
Notary Public

My Commission Expires: 1-22-84

BOOK 5692 PAGE 714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N Buchanan, a Notary Public in and for said County and State, the within named Gary T. Baker and Michael S Kostner, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 12 day of Dec, 19 80.

Robert N. Buchanan
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, a Notary Public in and for said County and State, the within named Jeanette Dalton and Lillian M. Connelly, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 12 day of Dec, 19 80.

Robert N. Buchanan
Notary Public

My Commission Expires: 1-22-84

RUSH

IDENTIF. REFERENCE

Dec 19 3 40 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G 2 2 7 9 7

12/19 3977.50- CHECK

1369

RNB/12-10-80

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

RECEIVED OF _____ BOOK 5692 PAGE 715

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

Co. 1,525,040.00

3965.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 3977.50-
1369A12/19/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 22797

T
IDENTIF. REFERENCE

DEC 19 3 40 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 798597