1.017,122

This Instrument Prepared By:
Sam H. Poteet, Jr.
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
700 Metropolitan Federal Building
Nashville, Tennessee 37219

BOOK 6775 PAGE 614

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Haverty Furniture Companies, Inc. 866 West Peachtree N.W. Atlanta, Ga. 30379	Same	163-239 163-227

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, W & J Sloane Corporation (formerly known as John F. Lawhon Furniture Company), a Delaware corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Haverty Furniture Companies, Inc., a Maryland corporation, (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit B, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant - David Robert Posegate, Vice President/Secretary

Submitted and sworn to before me on this ___ day of January, 1986.

Notary Public

My Commission Expires: 10-21-87

And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of January, 1986.

W & J SLOANE CORPORATION

BY: _____
Title: President

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Jerome W. Robbins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of W & J Sloane Corporation, the within named corporation, and that as such officer, being authorized so to do, acknowledged that the foregoing Warranty Deed is true to the best of his knowledge, information and belief.

Witness my hand and official seal at Phoenix, Maricopa County, Arizona, on this the 29th day of January, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-87

A24-012086

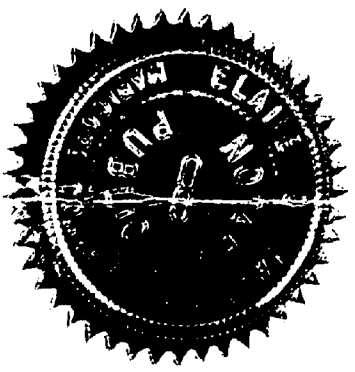


EXHIBIT A

PARCEL ONE:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying west of Bell Road, north of Hickory Hollow Parkway, and south of Mt. View Road, more particularly described as follows:

Beginning at a point in the southerly margin of the ring road of Hickory Hollow Mall, being the common northerly corner between Parcels E-1 and E-3;

Thence, leaving said ring road, S 29° 36' 28" W, 33.48 feet to a point;

Thence, with a curve to the left having a central angle of 14° 11' 28", a radius of 250 feet, 61.92 feet to a point, being the northeasterly corner of Parcel E-2;

Thence, N 75° 35' W, 128.09 feet to a point;

Thence, with a curve to the left having a central angle of 31° 23' 21", a radius of 150 feet, 82.18 feet to a point;

Thence, S 74° 01' 39" W, 63.01 feet to a point in the easterly margin of the southwesterly entrance to Hickory Hollow Mall;

Thence, N 15° 58' 21" W, 48.31 feet to a point;

Thence, with a curve to the right having a central angle of 56° 37' 21", a radius of 150 feet, 148.24 feet to a point;

Thence, N 40° 39' E, 54.73 feet to a point;

Thence, N 85° 39' E, 35.36 feet to a point in the ring road of Hickory Hollow Mall;

Thence, with said ring road, S 49° 21' E, 58.34 feet to a point;

Thence, with a curve to the left having a central angle of 11° 02' 33, a radius of 1,100 feet, 212.00 feet to the point of beginning.

Being the same property conveyed to John F. Lawhon Furniture Company by deed from First American National Bank of Nashville, of record in Book 6389, page 850, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Tract E-2 2nd Revision Section 2, Hickory Hollow Mall as of record in Book 5200, page 34, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for a more complete description.

Being part of the property conveyed to John F. Lawhon Furniture Company by deed from Hickory Hollow Mall, Inc., a Georgia corporation, as to an undivided fifty percent (50%) interest, and Intereal Company, a Tennessee corporation, as to an undivided fifty percent (50%) interest, of record in Book 6389, page 842, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

(a) Consent Agreement consenting the use of the property as a retail furniture store, dated September 25, 1984, of record in Book 6389, page 847, Register's Office for Davidson County, Tennessee;

(b) Restrictive covenants as shown of record in Book 5125, page 769, Book 5189, page 947, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, and Book 6095, page 948, Register's Office for Davidson County, Tennessee;

(c) Subject to all terms and conditions as set out in Book 6389, page 842, Register's Office for Davidson County, Tennessee;

(d) Plan which shows an owner's certificate and certain notes, easements and setback lines; and

(e) Overhead Line Easement as shown of record in Book 6025, page 813, Register's Office for Davidson County, Tennessee.

The Grantor and Grantee herein agree that the property taxes due for 1985 which are a lien will be assumed by Buyer at closing.

The Grantor and Grantee herein agree that the property taxes due for 1986 which are a lien, not yet due and payable, will be prorated at closing and assumed by Buyer.

A24-012086

7 3 4 5 8

IDENTIFICATION REFERENCE

FEB 3 11 21 AM '86

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6775 PAGE 618

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

[illegible] 1.00- CAPT.
1318.00 COTAX
.50 PRFEE
18.00 WDEED
CHECK 1318.50-
14B4A02/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3458

IDENTIFICATION REFERENCE

FEB 3 11 21 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216109