Book 49

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7080 PAGE 275

The actual consideration or value, whichever is greater, for this transfer is Three Million Five Hundred Thousand ($3,589,518.83) Dollars.

Robert F. Wright Atty for Central Hardware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of December, 1986.

Notary Public

My Commission Expires: 5/11/90

NOTARY PUBLIC

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers
Central Hardware Company, a Missouri corporation 111 Boulder Industrial Drive Bridgeton, Missouri 63044	Same as new owner LENDER: none	10D-39890 34-3-22

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOMEOWNERS WAREHOUSE, INC., a Florida corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CENTRAL HARDWARE COMPANY, a Missouri corporation hereinafter called the Grantee, 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 Tract No. 1 on the Plan of Rivergate Marketplace Shopping Complex of record in Book 6250 page 48, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to HOMEOWNERS WAREHOUSE, INC., by Deed recorded in Book 6344, page 515, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2101 North Gallatin Road, Madison, Tennessee 37115.

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is free from encumbrances made by us except for those encumbrances of record; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all

persons claiming by, through, or under us, but none other. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hand this 23rd day of December, 1986.

ATTEST:

By: _____
Assistant Secretary

HOMEOWNERS WAREHOUSE, INC.

By: _____
Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita J. Whitten, a Notary Public within and for the State and County aforesaid, personally appeared S. P. Braud and Mike Elliott with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Assistant Secretary respectively of Homeowners Warehouse, Inc. the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said S. P. Braud as such Vice President, and attesting the same by the said Mike Elliott as such Assistant Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of December, 1986.

_____
Notary Public

My Commission Expires: 3/11/90

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

76223

Dec 23 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
Richard R. Blews, Esq.
Legal Department
Service Merchandise Company, Inc.
1283 Murfreesboro Road
Nashville, TN 37217
(615) 366-3910

rj1792/12/19/86

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

RECEIVED OF _____

FOR _____

BOOK 7080 PAGE 277

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	3.584.518.93	10.50 CDTAX .50 [illegible] 2.00 [illegible] [illegible] 57.10-- 00/23/86/CO [illegible] .50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 6 2 2 3.

IDENTIF. REFERENCE

DEC 23 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 26522