pcdbdh0376 01/16/87

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7112 PAGE 640

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Brown Wood Incorporated and Elinor C. Harrison 511 27th Avenue North Nashville, TN 37209	Cabinets Incorporated 901 S. Fifth St. Nashville, TN 37213	Map 93-8 Parcel 16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CABINETS INCORPORATED f/k/a DAVIS CABINET CO., a Tennessee corporation, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto BROWN WOOD INCORPORATED, a Tennessee corporation, and ELINOR C. HARRISON ("Grantees"), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on Exhibit A.

Said property is conveyed subject to the matters set forth on Exhibit B.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

Grantor reserves a vendor's lien to secure the unpaid portion of the purchase price of said property and of certain personalty located thereon; to wit: $737,000. All machinery and equipment located on said property constitute personalty and Grantee acquires no interest therein by virtue of this deed.

WITNESS Grantor's hand this 16th day of January 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CABINETS INCORPORATED f/k/a
DAVIS CABINET CO.

By: _____

Its: _____

JAN 20 4 28 PM '87
TESTIFIED FILED AND REGISTERED
CLERK & MASTER

85534

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Copeland, 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 CABINETS INCORPORATED f/k/a DAVIS CABINET CO., the within named bargainor, a Tennessee corporation, and the he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of January, 1987.

Debra K. Vandiver
Notary Public

My Commission Expires:

5-13-89

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 473,045.00.

Ralph W. Davis
Affiant

Sworn to and subscribed before me this 16th day of January, 1987.

Debra K. Vandiver
Notary Public

My Commission Expires:

5-13-89

Being Parcel of Land lying in Davidson County, Tennessee and being bounded on the West by South Fifth Street and an alley, on the North by Metro Development and Housing Agency; on the East by an alley and South Sixth Street; on the South by Crutcher Street and being more particularly described as follows:

Beginning at an iron pin at the intersection of the North right-of-way line of Crutcher Street and the East right-of-way line of South Fifth Street; thence with the East right-of-way line of South Fifth Street, North 25° 08'39" West, 454.98 feet to an iron pin at the intersection of the East right-of-way line of South Fifth Street and the South right-of-way line of a 12 foot alley; thence with the South right-of-way line of alley, North 62° 01'00" East, 152.84 feet to an iron pin; thence with the East right-of-way line of alley, North 26° 19'42" West, 212.01 feet to an iron pin corner in the South line of Metro Development and Housing Agency; thence with Metro Development and Housing Agency, North 62° 01'00" East, 275.00 feet to an iron pin at the intersection of the South line of Metro Development and Housing Agency and the West right-of-way line of a 16 foot alley; thence with the West right-of-way line of alley, South 25° 57'31" East, 500.01 feet to an iron pin; thence across the South terminus of alley and with the South line of Fleming, North 62° 01'00" East, 165.59 feet to an iron pin corner common with Fleming in the West right-of-way line of South Sixth Street; thence with the West right-of-way line of South Sixth Street, South 25° 57'31" East, 320.60 feet to an iron pin at the intersection of the West right-of-way line of South Sixth Street and the North right-of-way line of Crutcher Street; thence with the North right-of-way line of Crutcher Street, South 76° 32'59" West, 612.70 feet to the POINT OF BEGINNING. Containing 327,009 square feet, (7.507 acres, more or less).

Being portions of the property conveyed to Davis Cabinet Company (which, on October 2, 1986, was merged into Cabinets Incorporated) by deed from W.V. Davidson, et ux. of record in Book 785, page 603, Register's Office of said County, by deed from Standard Furniture Company of record in Book 855, page 263, said Register's Office, and by deed from Monterey Hardwood Flooring Company of record in Book 2291, page 353, said Register's Office.

EXHIBIT B

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[Exceptions]

1. Easement for railroad side track across southerly portion of the property.

2. Such matters as shown on the Boundary Survey on the property prepared by Jerry Morrow, RLS, no. 777, dated January 8, 1987.

3. Any highway, roadway, and utility easements.

4. All applicable building and zoning laws.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7112 PAGE 644

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

473[illegible] CAMT.
[illegible] CSTAX
.50 PRFE
[illegible] MOR D
CHECK 1336.00
120.[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85534

IDENTIFICATION REFERENCE

JAN 20 4 28 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36775