Map 94, Parcel 122

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B-33

1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of March, 1987, by and between WICKES COMPANIES, INC., a corporation organized and existing under the laws of the State of Delaware, successor by merger to Sequoia Supply, Inc., party of the first part, and SEQUOIA SUPPLY, INC., a corporation organized and existing under the laws of the State of Delaware, party of the second part;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are 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 the City of Nashville, County of Davidson, State of Tennessee; to wit:

> Real property and premises described on Schedule "A" attached hereto and made a part hereof and subject to the title matters set forth on Schedule "B" attached hereto and made a part hereof.

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 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 good right to sell and convey the same; that the same is unencumbered, except as set forth on said Schedule "B"; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by through or under it.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part by its proper corporate officers, duly authorized, the day and year first above written.

ATTEST: (SEAL)

Thomas A. Seifert
Assistant Secretary

WICKES COMPANIES, INC.

By Raymond N. Friedlander
Raymond N. Friedlander
Assistant Vice President

STATE OF ILLINOIS, COUNTY OF COOK

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Raymond N. Friedlander, 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 Assistant Vice President of Wickes Companies, Inc., the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal of office this 6th day of March, 1987.

" OFFICIAL SEAL "
ZELTA HULL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/15/90

My commission expires

Zelta Hull
Notary Public

AFTER RECORDING RETURN TO:
Nancy Holt Lewis
TICOR TITLE INSURANCE CO.
69 West Washington Street
Chicago, Illinois 60602

N24-13953-44C

(FOR RECORDING DATA ONLY)

Property Address: 497 Cave Road
Nashville, Tennessee

New Owner and
Mail tax bills to:
Sequoia Supply, Inc.
1881 Langley Avenue
Irvine, California 92713

This instrument prepared by:
Thomas A. Seifert
Attorney at Law
1400 S. Wolf Rd./Bldg. 200
Wheeling, Illinois 60090

State Tax		$
Register's fee		
Recording fee		
Total		

T.G. #
Return to:

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, which ever is greater, is $460,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas A. Seifert
Affiant

Subscribed and sworn to before me this 6th day of March, 1987.

Zelta Hull
Notary Public

Commission expires _____

" OFFICIAL SEAL "
ZELTA HULL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/15/90

(FEB87)

SCHEDULE A

A tract of land located in the 3rd Civil District of Davidson County, Tennessee, and being Lot 6-B, on the Plan of River Hills Industrial Park, Section IV, of record in Book 4660, page 46, Register's Office for said County, and being more particularly described according to a survey by James H. Sawyer, Jr., dated February 26, 1973, as follows:

Beginning at a concrete monument in the northerly right of way of Clovernook Drive, said monument being the southwest corner of the herein described tract and the southeast corner of Lot 6-A as recorded in Book 4460, page 117, R.O.D.C., Tenn., and proceeding as follows: leaving said right of way, North 5degrees 01 West a distance of 291.97 feet to a concrete monument in the southerly right of way line of the L & N Railroad; thence, with the southerly right of way of said railroad, North 85degrees 10minutes east a distance of 486.20 feet to a concrete monument; thence, leaving said right of way, South 5degrees 56minutes 28seconds West a distance of 307.62 feet to a point in the northerly right of way Clovernook Drive; thence, with said right of way and with a curve to the left having a radius of 636.20 feet a distance of 121.67 feet to a concrete monument; thence south 84degrees 59minutes west a distance of 306.80 feet to the point of beginning, and containing 3.073 acres, more or less, as per survey dated Feb. 26, 1973, by Turner Engineering Company.

Being the same property conveyed to Sequois Supply, Inc., by deed from Evans Products Company of record in Book 4890, page 327, Register's Office for Davidson County, Tennessee.

SCHEDULE B

1. Taxes not yet due and payable.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Set-back restriction and utility, drainage and anchor easements pursuant to Owner's Certificate attached to Master Plan for River Hills Industrial Park.

5. Restrictive covenants executed by W. R. Davidson et. al., dated August 27, 1964, of record in Book 3806, page 375, said Register's office.

07295

IDENTIFICATION

MAR 24 3 51 PM '87

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

460[illegible] 0- CANT,
1285.00 COTAX
.50 [illegible]
9.00 WDED
CHK # 1297.50-
5709A03/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07295

IDENTIFICATION REFERENCE

MAR 24 3 51 PM '87

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 60828