NAME OF MORTGAGEE:

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PAYLESS CASHWAYS, INC.	SAME	NEW NUMBER TO BE
(NAME) P. O. Box 466	(NAME)	ASSIGNED; OLD NUMBERS:
(STREET ADDRESS OR ROUTE NUMBER) Kansas City, Missouri 64141-0466	(STREET ADDRESS)	34-6-8 34-6-11 34-6-9
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ~~DOLLARS~~

SHARONDALE PROPERTIES, a Tennessee General Partnership

have bargained and sold, and by these presents do transfer and convey unto the said PAYLESS CASHWAYS, INC., an Iowa corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

2908'0

IDENTIFICATION REFERENCE

MAY 22 4 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 22nd day of May, 19 87.

SHARONDALE PROPERTIES, a Tennessee General Partnership

By: _____

By: _____

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sam D. Hodges III, a Notary Public of the State and County aforesaid, personally appeared ROBERT T. PHILLIPS and JOHN C. SCHROER with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the ~~X~~ a partner and a partner respectively of SHARONDALE PROPERTIES /partnership, the within named bargainor, a ~~corporation~~ and that they as such partner and partner, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said ROBERT T. PHILLIPS as partner and attesting the same by the said JOHN C. SCHROER as partner

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of May, 19 87.

Sam D. Hodges III
Notary Public

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 952,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 22nd day of May, 1987.

My commission expires 1-21-90 Notary Public Sam D. Hodges

This instrument was prepared by:
Sam D. Hodges, III, Grissim and Hodges, 323 Union Street, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM SHARONDALE PROPERTIES, a Tennessee General Partnership

TO PAYLESS CASHWAYS, INC., an Iowa corporation

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

Being a tract of land in the tenth Councilmatic District of Davidson County, Tennessee and being Lot 4 of the Master Plat of Rivergate Place. A commercial planned unit development as of record in Plat Book 6900, Page 310, R.O.D.C., and bound on the North, South and East by Sharondale Properties Deed Book 6675, Page 227 and on the west by Myatt Drive. Being more particularly described as follows:

From the centerline of Gallatin Pike southeasterly an approximate distance of 655 feet along the east margin of the 85 foot R.O.W. of Myatt Drive to the point of beginning said point being common with a point of Lot 3 of said Master Plat of Rivergate Place; thence N 54 degrees 28 minutes 00 seconds E, and crossing a 20 foot sanitary sewer easement as of record in Book 4231, page 783, a distance of 779.10 feet to a point: thence N 35 degrees 31 minutes 57 seconds W., a distnace of 8.88 feet to a point; thence N 44 degrees 19 minutes 26 seconds E, a distance of 249.59 feet to a point; thence N 89 degrees 19 minutes 26 seconds E, a distance of 63.64 feet to a point; thence S 45 degrees 40 minutes 34 seconds E, a distance of 170.00 feet to a point; thence S 00 degrees 40 minutes 34 seconds E, a distnace of 63.64 feet to a point; thence S 44 degrees 19 minutes 26 seconds W, a distance of 213.83 feet to a point; thence S 35 degrees 31 minutes 57 seconds E, a distance of 56.24 feet to point; thence S 54 degrees 28 minutes 00 seconds W, a distance of 367.95 feet to a point; thence N 35 degrees 31 minutes 57 seconds W, a distance of 145.00 feet to a point; thence S 54 degrees 28 minutes 00 seconds W, again crossing said 20 foot sanitary sewer easement, a distance of 230.16 feet to a point; thence N 35 degrees 31 minutes 57 seconds W, a distance of 85.00 feet to a point; thence S 54 degrees 28 minutes 00 seconds W, a distance of 174.00 feet to a point; thence N 35 degrees 31 minutes 57 seconds W, a distance of 17.00 feet to a point; thence S 54 degrees 28 minutes 01 seconds W, a distance of 85.92 feet to a point on the eastern R.O.W of Myatt Drive; thence on a curve to the right along the eastern R.O.W. of Myatt Drive, the radius of which is 5689.58 feet, northerly along said curve a distance of 50.04 feet to the point of beginning.

Being part of the property conveyed to Sharondale Properties by deed from The County Bank of record in Book 6675, Page 227, said Register's Office.

Together with easements as contained in Reciprocal Easement Agreement dated May 22, 1987, recorded in Book 7246, Page 187, Register's Office for Davidson County, Tennessee.

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

9500.00- CASH
2675.00 STATE
.50 PRFEE
2.00 MISC
CHECK 2677.50-
0856A05/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2908.0

IDENTIFICATION REFERENCE

MAY 22 4 09 PM '87

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

No. 85332