This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

**WARRANTY DEED**

BOOK 7485 PAGE 489

3497 02/07 0101 03CHECK 149.50

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Payless Cashways, Inc.<br>P. O. Box 466<br>Kansas City, Missouri<br>64141-0466 | SAME | Part of 34-6-37 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SHARONDALE PROPERTIES, a Tennessee General Partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said PAYLESS CASHWAYS, INC., an Iowa corporation (the "Grantee"), its successors and assigns, that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> Being a tract of land in the tenth councilmanic district of Davidson County, Tennessee, and being a portion of Lot 4 on the plan of the resubdivision of Lots 4 and 5 of the Revised Master Plat of Rivergate Place, as of record in Plat Book 6200, page 719, R.O.D.C., and described according to a boundary survey by Hart-Freeland-Roberts, dated December 15, 1987, last revised February 2, 1988, as follows:
>
> Beginning at northernmost corner of Lot 5 of Rivergate Place, said point being an easterly corner of Lot 4 of Rivergate Place, thence S 45 degrees 40 minutes 34 seconds E, a distance of 90.00 feet along the southerly margin of Lot 3 of Rivergate Place to a point on the northerly margin of the W. A. Chapman property as of record in Book 6012, page 268, R.O.D.C.; thence S 44 degrees 19 minutes 26 seconds W along Chapman's north line, a distance of 147.42 feet to a concrete monument, said point being Chapman's south property corner and the west property corner of Norma J. Angel, et vir, Book 5780, page 605; thence along Angel's west line S 44 degrees 31 minutes 00 seconds W, a distance of 58.46 feet to an iron pin, said pin being Angel's westerly corner; thence S 34 degrees 47 minutes 28 seconds W, a distance of 63.73 feet across Lot 5 of Rivergate Place to the southeast corner of Lot 4 of Rivergate Place; thence along south margin of Lot 4 N 35 degrees 31 minutes 57 seconds W, a distance of 56.24 feet to a point; thence N 44 degrees 19 minutes 26 seconds E, a distance of 213.83 feet to a point; thence N 0 degrees 40 minutes 34 seconds W, a distance of 63.64 feet to the point of beginning and containing 13,145.80 square feet, more or less.
>
> Being part of the same property conveyed to Sharondale Properties by deed from The County Bank, of record in Book 6675, page 227, said Register's Office.

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and the same is unencumbered, except for current year real property taxes, and except as of record. And Grantor does further covenant and bind itself, its 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, 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 17th day of FEBRUARY, 1988.

SHARONDALE PROPERTIES, a Tennessee General Partnership

BY: _____
John C. Schroer, Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Schroer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of SHARONDALE PROPERTIES, a Tennessee general partnership, and that he is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and official seal, at Nashville, Tennessee, this 17th day of February, 1988.

Michele Hodge
NOTARY PUBLIC

My Commission Expires: 4-17-88

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer, or value of property (whichever is greater) is $51,157.00.

Sam D. Hodges III
Affiant

Sworn to and subscribed before me this 17th day of February, 1988.

Bettie Jane Wooten
NOTARY PUBLIC

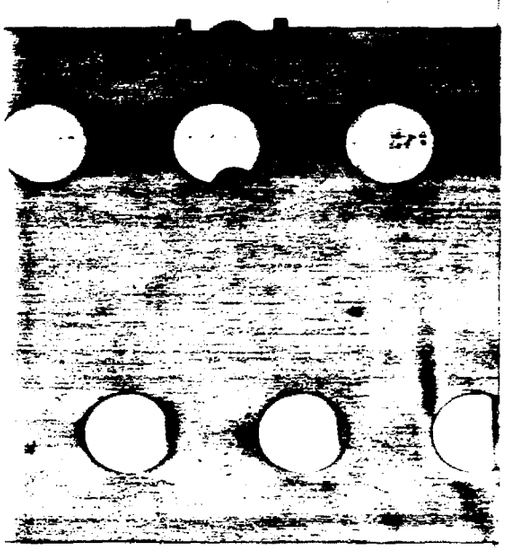
My Commission Expires: 9-11-90

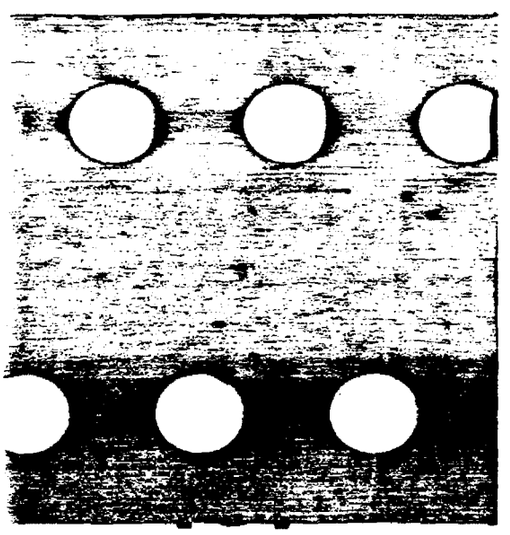
10588

IDENTIFICATION REFERENCE

MAR 7 2 56 PM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7485 PAGE 491

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 51157.00 |
| CON TX | 143.36 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 149.86 |
| CHECK | 149.86 |

10588

IDENTIFICATION REFERENCE

MAR 7 2 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/07/88 01 14:57 0001 3497

**No.** 68167