This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

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Address New Owner(s):	Send Tax Bills to:	Tax Information:
Associated Warehouse	New Owner	Map: 91-16
Properties II		Group:
P.O. Box 926		Parcel(s): 162 & 163
Brentwood, TN 37027		

2953 12/01 0101 03CHECK 3972.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TEMTEX PRODUCTS, INC., a Texas corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ASSOCIATED WAREHOUSE PROPERTIES II, a Tennessee general partnership (the "Grantee"), its successors and assigns, all those tracts or parcels of land described on Exhibit "A" hereto.

This is improved property located at 4101 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 29th day of November, 1988.

TEMTEX PRODUCTS, INC.,
a Texas corporation

By: R N Stevens

Title: Vice President

8964G

IDENTIFICATION

DEC 1 9 26 AM '88

FILED & RECORDED
DAVIDSON COUNTY, TN

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STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R.N. Stivers, 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 the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November 1988.

LOUISE POLSON
Notary Public, State of Texas
My Comm. Expires 1-31-93

Louise Polson
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 1988.

Candace Robinson
Notary Public

My Commission Expires: Jan 21, 1990

Two Tracts or Parcels of Land in Davidson County, Tennessee, more particularly described according to a survey by Dale and Associates, dated March 6, 1988, revised November 29, 1988, as follows:

TRACT ONE:

Beginning at an iron pin at the intersection of the southerly margin of Charlotte Avenue and the westerly margin of the L & N Railroad Company right-of-way; thence, with the westerly margin of the L & N Railroad Company right-of-way with a curve to the right having a radius of 1,329.87 feet and an internal angle of 26° 27' 07" a length of 613.97 feet to an iron pin; thence, continuing with the westerly margin of the L & N Railroad Company right-of-way South 03° 21' 46" East a distance of 127.04 feet to an iron pin; thence leaving the L & N Railroad Company right-of-way South 83° 15' 00" West a distance of 479.68 feet to an iron pin in the easterly margin of 42nd Avenue North; thence, with the easterly margin of 42nd Avenue North, North 06° 31' 01" West a distance of 554.58 feet to an iron pin in the southerly margin of Metro Alley No. 1199; thence, with the southerly margin of Metro Alley No. 1199 North 83° 33' 19" East a distance of 175.44 feet to an iron pin; thence, North 06° 24' 37" West a distance of 175 feet to an iron pin in the southerly margin of Charlotte Avenue; thence, with the southerly margin of Charlotte Avenue North 83° 35' 23" East a distance of 210.35 feet to the point of beginning.

TRACT TWO:

Beginning at an iron pin at the intersection of the northerly margin of Charlotte Avenue and the westerly margin of the L & N Railroad Company right-of-way; thence, with the northerly margin of Charlotte Avenue South 83° 34' 53" West a distance of 224.99 feet to an iron pin; thence, leaving the right-of-way of Charlotte Avenue; North 00° 42' 45" East a distance of 365.84 feet to an iron pin in the westerly margin of the L & N Railroad Company right-of-way; thence, with the westerly margin of the L & N Railroad Company right-of-way South 32° 44' 22" East a distance of 405 feet to the point of beginning.

Being the same property conveyed to Temtex Products, Inc., a Texas corporation, by deed from First American National Bank of Nashville, Trustee, of record in Book 6328, page 283, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. Taxes for 1988 which will be paid by the Grantor.

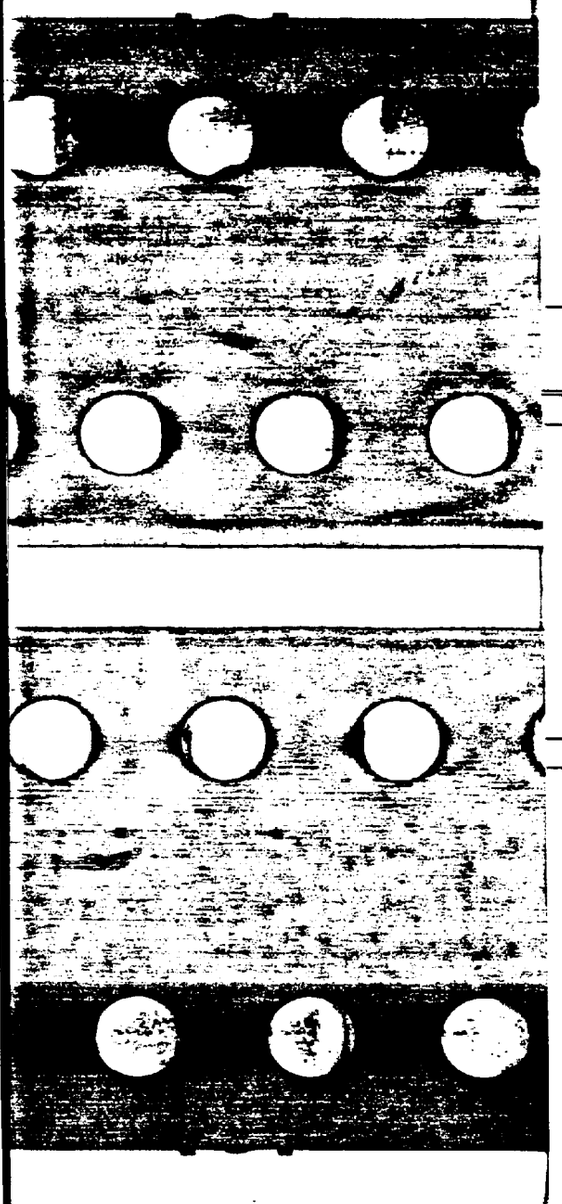
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage, of record in Book 4360, page 653 and in Book 4360, page 661, Register's Office for Davidson County, Tennessee.

3. Easement for a sanitary sewer to the City of Nashville, Tennessee of record in Book 2746, page 284, Register's Office for Davidson County, Tennessee.

4. Easement for a storm sewer to the City of Nashville of record in Book 1512, page 537, Register's Office for Davidson County, Tennessee.

5. Rights reserved under Section 2 of Ordinance 51-46 & Ordinance 44-120 of Park Avenue and Alley No. 1199 by the City of Nashville.

EXHIBIT "B"



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
			CAMT 1200000.00	
			CON TX 3960.00	
			PRFEE 0.50	
			WDEED 12.00	
			TOTAL 3972.50	
			CHECK 3972.50	
12/01/88	01	09:26	0001	2858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89646

IDENTIFICATION REFERENCE

DEC 1 9 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159098