BOOK 7928 PAGE 275

AUG 31 4 12 PM '89

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

62650

Prepared by:

James A. Thornhill
McGuire, Woods, Battle & Boothe
One James Center
Richmond, Virginia 23219

SPECIAL WARRANTY DEED

Address of New Owner:	Nashville Furniture Co. 4370 Peachtree Road, N.E. Atlanta, Georgia 30319
Send Tax Bills to:	Nashville Furniture Co. 4370 Peachtree Road, N.E. Atlanta, Georgia 30319
Map Parcel No.:	Map 161, Parcel 176

COMMONWEALTH OF VIRGINIA)
)
CITY/~~COUNTY~~ OF Richmond)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $2,300,000.

Affiant

Subscribed to and sworn to before me, this 31ST day of August, 1989.

Notary Public

My commission expires: My Commission Expires August 10, 1991

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby

acknowledged, STERCHI BROS. STORES, INC., a corporation organized and existing under the laws of the State of Delaware (the "Grantor"), hereby sells and conveys unto **NASHVILLE FURNITURE CO.**, a corporation organized and existing under the laws of the State of Georgia (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to Grantee, its heirs and assigns.

And the Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

And the Grantor does further covenant with the Grantee that it is executing this deed by and through its duly authorized officer.

And the Grantor does further covenant and bind himself, his successors and assigns, to warrant specially to forever defend the title to the land and premises to the Grantee, its successors and assigns, its heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 31st day of August, 1989.

STERCHI BROS. STORES, INC., a
Delaware corporation

By: Roy B. Goodman
Roy B. Goodman
Vice President/Secretary/
Treasurer

COMMONWEALTH OF VIRGINIA:

CITY/~~COUNTY~~ OF Richmond :

Before me, a Notary Public of the Commonwealth and city/county aforesaid, duly commissioned and qualified personally appeared Roy B. Goodman, 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 Vice President/ Secretary/Treasurer of STERCHI BROS. STORES, INC., the within named bargainor, a Delaware corporation, and being authorized to do so as such officer he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President/Secretary/Treasurer.

WITNESS my hand and seal this 31st day of August, 1989.

My commission expires:
My Commission Expires August 10, 1991

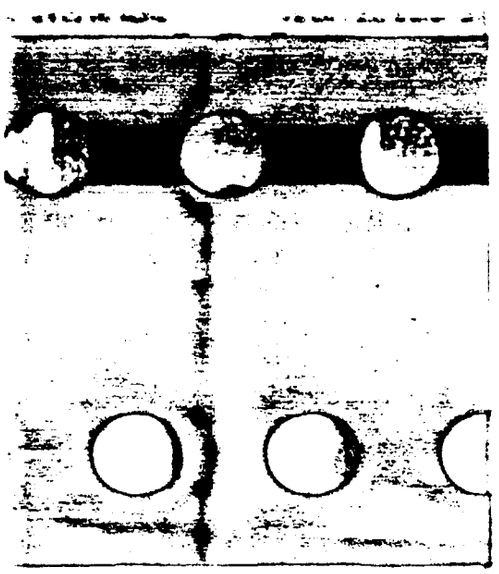
Rebecca J. Fields
Notary Public

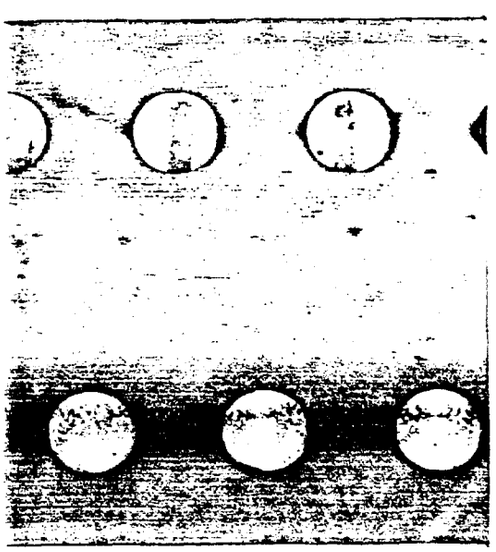
209-08
8/29/89

EXHIBIT A

That certain tract of land located in Davidson County, State of Tennessee, and shown as Lot 7 on the Plan of Brentwood East Commercial Park, recorded in the Register's Office of Davidson County, Tennessee, in Plat Book 6250, Page 781.

Being a portion of the property conveyed to Sterchi Bros. Stores, Inc., a Tennessee corporation by deed from Thomas C. Scott, Trustee, of record in Book 6399, Page 977, said Register's Office.





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 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

CAMT 2300000.00
CON TX 7590.00
PRFEE 1.00
WDEED 12.00
TOTAL 7603.00
CHECK 7603.00

08/31/89 01 16:20 0001 1479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62658.

IDENTIFICATION REFERENCE

AUG 31 4 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244671