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626559

IDENTIFICATION REFERENCE

AUG 31 1 13 PM '89

DAVIDSON COUNTY, TN

RUSH

Prepared by:

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

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.:	5-8-19

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 $1,400,000.

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, forever.

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 to forever defend the title to the land and premises to the Grantee, its successors and assigns, its heirs and assigns, forever.

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

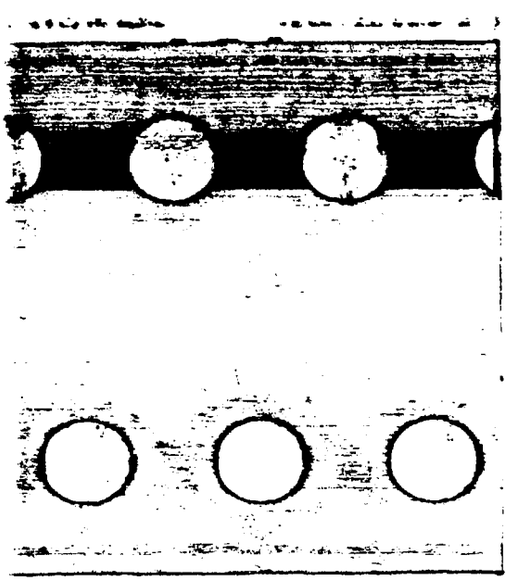
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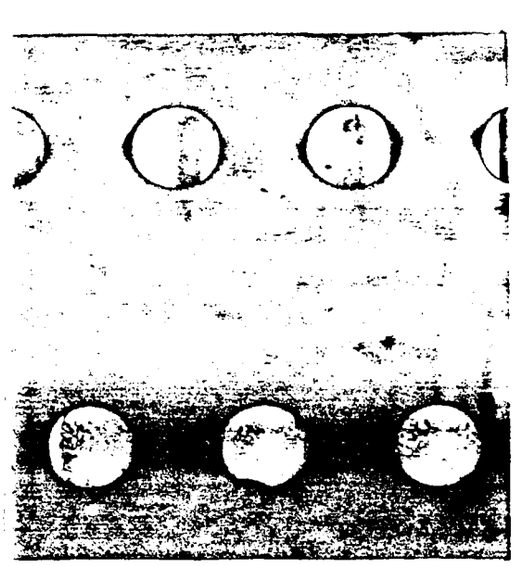
EXHIBIT A

Land in the first civil district of Davidson County, Tennessee, being described by a survey by Barge, Waggoner, Sumner and Cannon, Engineers, dated June 17, 1983, as follows:

Beginning at a point in the westerly margin of Gallatin Pike, said point being the northeast corner of the property conveyed to Park Development Company (now Union Realty Company by merger) by deed from Linnie Farris Mitchell Clift, of record in Book 3278, Page 435, Register's Office for Davidson County, Tennessee; thence, leaving the margin of Gallatin Pike, north 63° 35′ west, 239.26 feet to a point; thence, north 29° 20′ east, 52.63 feet to a point; thence north 60° 26′ west, 14.43 feet to a concrete monument, said monument being the southeast corner of the property conveyed to U-Haul Company of Nashville of record in Book 5136, Page 215, Register's Office for Davidson County, Tennessee; thence, along its line north 29° 00′ east, 100.00 feet to an iron pin, said iron pin being in the southwest corner of Lot 1-B on the Plan of the Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, south 61° 00′ east, 254.50 feet to a lead plug in the westerly margin of Gallatin Pike, said lead plug being in the southeast corner of Lot 1-A on the Plan of Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, along the westerly margin of said Gallatin Pike, south 29° 33′ west, 142.00 feet to the point of beginning.

Being the same property conveyed to Sterchi Bros. Stores, Inc. by deed from Nell Clift Enoch and William Robert Clift, dated July 5, 1983, of record in Book 6235, Page 317, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 284

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	
	1400000.00
CON TX	4620.00
PRFEE	1.00
WDEED	12.00
TOTAL	4633.00
CHECK	4633.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 20 0001 1480

62659

IDENTIFICATION REFERENCE

AUG 31 4 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244672