File 35
CTIC

BOOK 8017 PAGE 719

LAM0576 01/02/90

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Spirit Holding Company, Inc. ATTN: MR. JIM EAGER 111 BOULDER DRIVE BRIDGETON, MISSOURI 63044	Same	Map 163 Parcel 295

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT T. COCHRAN, JR. and WILLIAM S. COCHRAN, CO-TRUSTEES ("Grantors") have bargained and sold, and by these presents do transfer and convey unto SPIRIT HOLDING COMPANY, INC. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bell Forge Commercial Park, Section Three, of record in Plat Book 6250, page 322, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert T. Cochran, Jr. and William S. Cochran, Co-Trustees, and First American National Bank of Nashville as Special Trustee (under the Robert T. Cochran Residuary Trust) by deed from Cochran Properties, Inc., of record in Book 7085, page 200, Register's Office for Davidson County, Tennessee.

This is improved property known as:
5434 Bell Forge East
Nashville, Tennessee

Said property is conveyed subject to the matters set forth on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth on Exhibit A hereto, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit A hereto.

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

WITNESS our hands as of this 2nd day of January, 1990.

Robert T. Cochran, Jr.

William S. Cochran

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Robert T. Cochran, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 1989.

Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William S. Cochran, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 1990.

Notary Public

My Commission Expires:
3/3/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,915,900.00.

Joseph B Pitts, Jr.
Affiant

Sworn to and subscribed before me this 2ND day of January, 1990.

Kay S. Hooper
Notary Public

NOTARY PUBLIC HOUSTON, TEXAS DAVIDSON COUNTY, TENN.

My Commission Expires:

11-27-95

EXHIBIT A

Permitted Exceptions

1. 1989 real estate taxes in the amount of $48,208.16, a lien, now due and payable but not delinquent; and 1990 real estate taxes, a lien but not yet due and payable. Payment of all said real estate taxes are the responsibility of Grantee.

2. Guaranteed First Leasehold Deed of Trust and Security Agreement executed by Spirit Holding Company, Inc. to W. Rowlett Scott, Trustee of record in Book 7887, page 252, Register's Office of Davidson County, Tennessee.

3. UCC No. D59690, said Register's Office, naming Central Hardware Company, Inc. as debtor and Generale Bank, New York Branch as secured party, in the amount of $5,772,605.95.

4. UCC No. D59693, said Register's Office, naming Central Hardware Company, Inc. as debtor and Generale Bank, New York Branch, as secured party in the amount of $5,772,605.95.

5. Assignment of Leases and Rents of record in Book 7887, page 332, said Register's Office.

6. Financing Statement executed by Spirit Holding Company, Inc. as debtor, securing Generale Bank, New York Branch, as secured party of record in Book 7887, page 343, said Register's Office.

7. Lease by and between Cochran Properties, Inc., Lessor, and Homeowners Warehouse, Inc., dated November 5, 1984, a memorandum of which Lease was recorded in Book 6429, page 439, Register's Office for Davidson County, Tennessee, and assumed by Central Hardware Company by Assignment and Assumption Agreement made by and between Homeowners Warehouse, Inc. and Central Hardware Company, recorded in Book 7080, page 270, said Register's Office.

8. All matters shown on the Plan of record in Book 6250, page 332, said Register's Office.

9. Restrictions of record in Book 5993, page 769, as amended in Book 6207, page 838, Book 6301, page 775 and in Book 7375, page 782, said Register's Office.

10. Sub-Leasehold Estate of Handy Andy Home Improvement Centers, Inc., and all parties claiming by, through or under said lessee.

11. All matters as shown on survey of Alley, Young, & Baumgartner, Inc. dated June 7, 1989.

93532

IDENTIFICATION REFERENCE

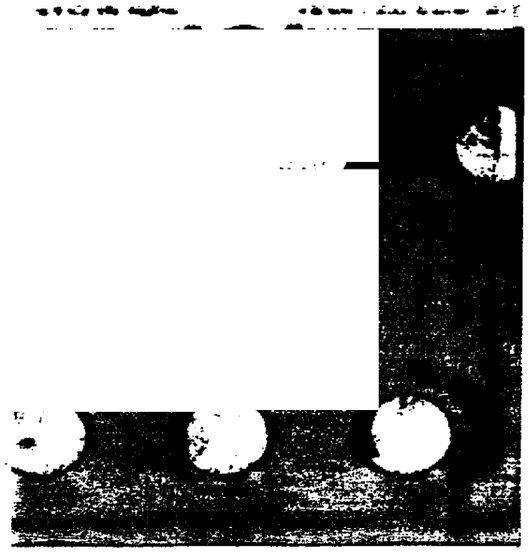
JAN 3 1 17 PM '90

DAVIDSON COUNTY, TN

9755 01/03 0101 03CHECK 6335.47

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8017 PAGE 723

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 1915900.00
				CON TX 6322.47
				PRFEE 1.00
				WDEED 12.00
				TOTAL 6335.47
				CHECK 6335.47
01/03/90	01			13:18 0001 9755



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93532

IDENTIFICATION REFERENCE

JAN 3 1 17 PM '90

DAVIDSON COUNTY, TN

No. 280910