This instrument prepared by: Hugh W. Entrekin, 21st Floor, First American Center, Nashville, TN 37238 Box57

WARRANTY DEED

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
FW, Inc. 1414 Fourth Avenue, South Nashville, TN 37210	SAME	Map 105-07-0 Parcel 469.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5326 03/23 0101 03CHECK 1960.30

The actual consideration or value, whichever is greater, for this transfer is $591,000.

Hugh W. Entrekin
AFFIANT

Sworn to and subscribed before me this 23 day of March 1990.

Lois Chenoweth
NOTARY PUBLIC

My commission expires: 9-26-92

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, CLARK HARDWARE COMPANY, a Tennessee corporation, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto FW, INC., a Tennessee corporation, hereinafter, individually, or collectively if more than one, called Grantee, Grantee's successors and assigns, certain real property lying and being situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Clark & Company by deeds of record in the Register's Office for Davidson County in Book 1577, Page 180; Book 1584, Page 569; Book 1585, Page 189; Book 1676, Page 334; Book 1676, Page 344; Book 1676, Page 347; Book 1813, Page 617; Book 1814, Page 131; Book 1814, Page 133; Book 1815, Page 317; the said Clark & Company having since merged into Clark Hardware Company by Articles of Merger of record in Book 4313, Page 914; and the aforesaid property is further comprised of property conveyed to Clark Hardware Company by deed of record in Book 4276, Page 454; property vested in Clark Hardware Company by virtue of Metropolitan County Council Bill NO. 68-665 which closed, vacated and abandoned an alley, a certified copy of same being of record in Book 4314, Page 920, said Register's Office; property vested in Clark Hardware Company by virtue of Metropolitan County Council Bill No. 69-794 which closed, vacated and abandoned Cotton Avenue, a certified copy of same being of record in Book 4332, Page 422, said Register's Office; and property vested in Clark Hardware Company by virtue of Metropolitan County Council Bill No. 081-497 which closed, vacated, and abandoned a portion of Gray Street as described in said bill.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for:

1. Current year's taxes which are being prorated and assumed by Grantee.

2. Terms and conditions of an agreement between Clark & Company and the Board of Zoning Appeals of the City of Nashville of record in Book 1944, Page 26, said Register's Office.

3. Easement for Spur tract along the northeasterly boundary of the property as shown on survey dated April 15, 1969 by Alley & Brown Engineers.

4. Title to that part of the property lying within the bounds of the Louisville and Nashville railroad chartered right-of-way, as shown on said survey.

5. Rights of others in an to that portion of Gray Street abandoned by Metropolitan County Council Bill No. 081-497.

6. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee and Metropolitan County Council Bills Nos. 68-665, 69-794 and 081-497.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of MARCH, 1990.

CLARK HARDWARE COMPANY

By: James H. Flippen
JAMES H. FLIPPEN, TREASURER

13241

MAP-PARCEL REFERENCE
MAR 23 4 01 PM '90
REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES H. FLIPPEN, 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 TREASURER of CLARK HARDWARE COMPANY, the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such TREASURER.

WITNESS my hand and official seal at office, on this the 22nd day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 7-13-91

SURVEYOR'S DESCRIPTION
Clark and Company

Being two tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Fourth Avenue South and Carney Street and being more particularly described as follows:

Tract I

Beginning a a concrete monument in the easterly margin of Fourth Avenue South, said monument being in the northerly margin of Carney Street;

THENCE, with said easterly margin of Fourth Avenue South, N 43° 35' 00" N, 555.73 feet to a point in the southwest corner of J.O. Maddux of record in Book 5476, Page 862, R.O.D.C., said point being in the centerline of Gray Street, closed by Council Bill 081-497;

THENCE, with said centerline, N 46° 43' 00" E, 220.11 feet to a point in the westerly margin of CSX Transportation Railroad;

THENCE, with said westerly margin, S 62° 30' 45" E, 587.79 feet to a point in the northerly margin of Carney Street;

THENCE, with said northerly margin, S 46° 36' 56" W, 410.79 feet to the point of beginning;

Containing 175,222 square feet or 4.02 acres, more or less.

Tract II

Beginning at a point in the northerly margin of Carney Street, said point being 24.1 feet west of the centerline of CSX Transportation Railroad;

THENCE, with northerly margin of Carney Street, S 46° 36' 56" 80.31 feet to a point, said point being the southeast corner of above described Tract I;

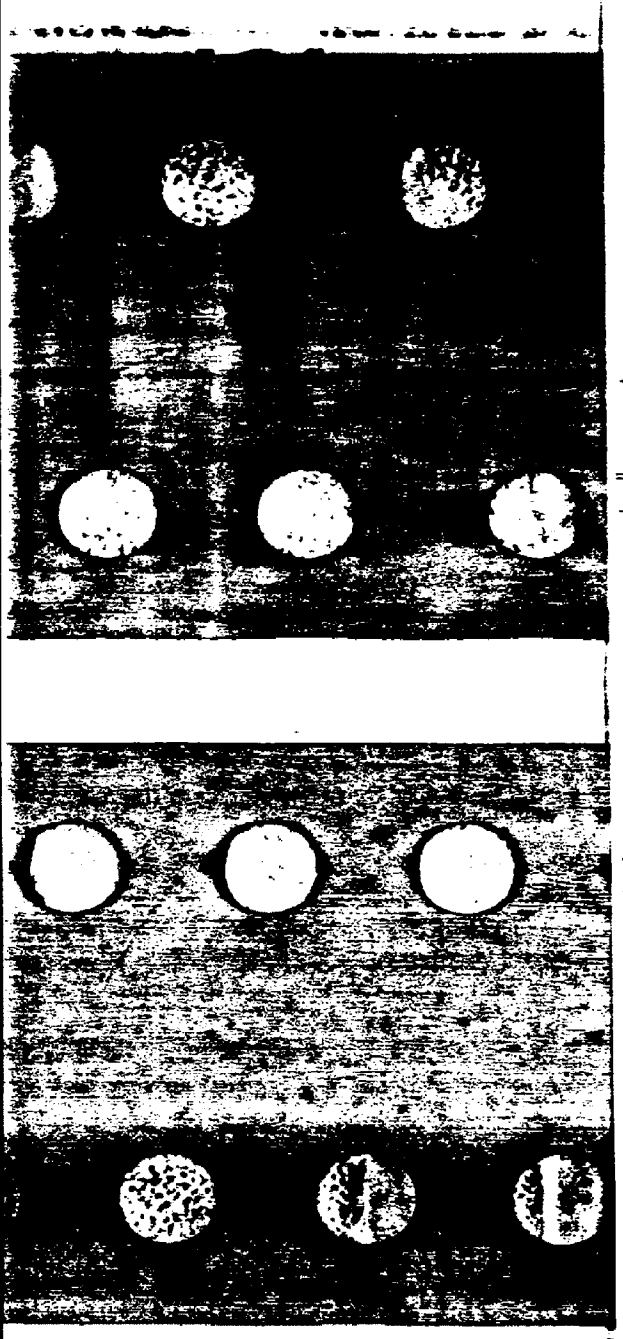
THENCE, with easterly line of Tract I, N 62° 30' 45" W, 587.79 fet to a point in the southerly line of J.O. Maddux;

THENCE, N 46° 43' 00" E, 78.73 feet to a point, said point being 25.6 feet westerly of the centerline of CSX Transportation Railroad;

THENCE, S 62° 39' 46" E, 588.18 feet to the point of beginning

Containing 44,142 square feet or 1.01 acres, more or less.

sd
File 12014
March 14, 1990



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

RECEIVED OF _____

FOR _____

BOOK 8071 PAGE 748

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
591000.00
CON TX 1950.30
PRFEE 1.00
MDEED 9.00
TOTAL 1960.30
CHECK 1960.30
03/23/90 01 16:01 0001 5326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11324 1

IDENTIF. TREFERENCE

MAR 23 4 01 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 303752