THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, Nashville City Ctr.
Nashville, Tennessee 37219

FROM: Ray Batts Furniture and Appliance Company (GRANTOR)

TO: Brentwood/Franklin Furniture World, Inc. (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
502 Thompson Lane	SAME	119-09-94
Nashville, TN 37211		119-09-99
		119-09-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ray Batts Furniture and Appliance Company, has bargained and sold, and by these presents does transfer and convey unto Brentwood/Franklin Furniture World, Inc., its successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the First Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of the Re-Subdivision of Lots 26 through 29, 34, 35 and 37 through 48 on the Plan of McLean Subdivision, of record in Book 5210, page 98, Register's Office for Davidson County, Tennessee, and described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated May 9, 1990, as follows:

LOT NO. 1:

Beginning at an existing iron pin on the north right-of-way line of Thompson Lane, a 92-foot road, that is N 87 deg. 45′ 06″ W, 386.49 feet from an iron pin set at the southerly end of the northwest return curve at the intersection of Thompson Lane and Grandview Avenue, a 50-foot road; said iron pin also being the southwest corner of the property of John S. Fletcher, Jr., et al., as recorded in Deed Book 6455, Page 353, R.O.D.C., Tennessee and the southeast corner of the herein described tract; thence,

1. With the north right-of-way line of Thompson Lane N 87 deg. 45′ 06″ W, 99.94 feet to an existing iron pin; thence,

2. With the east boundary line of the property of Carl P. Gardner, et ux., as recorded in Deed Book 3645, Page 191, R.O.D.C., Tennessee N 04 deg. 38′ 00″ E, 131.10 feet to an iron pin set; thence,

3. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87 deg. 00′ 25″ E, 99.90 feet to an iron pin set; thence,

4. With the west boundary line of the property of John S. Fletcher, Jr., et al., S 04 deg 38' 00" W, 129.80 feet to the point of beginning and containing 13,027 Square Feet or 0.299 Acres more or less.

LOT NO. 2:

Beginning at an iron pin set at the northerly end of the northwest return curve at the intersection of Thompson Lane, a 92-foot road, and Grandview Avenue, a 50-foot road; thence,

1. Southwestwardly, 36.68 feet along the arc of the return curve to the right having a radius of 18.00 feet, a central angle of 116 deg. 46' 02", and a chord bearing and distance of S 33 deg. 51' 53" W, 30.66 feet to an iron pin set; thence,

2. With the north right-of-way line of Thompson Lane N 87 deg. 45' 06" W, 186.49 feet to an iron pin set; thence,

3. With the east boundary line of the property of Gertrude Grizzard Fletcher, Trustee as recorded in Deed Book 2036, Page 121, R.O.D.C., Tennessee N 04 deg. 38' 00" E, 127.20 feet to an iron pin set; thence,

4. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87 deg. 00' 25" E, 147.31 feet to an iron pin set; thence,

5. With the westerly right-of-way line of Grandview Avenue S 24 deg. 31' 08" E, 110.96 feet to the point of beginning and containing 22,671 Square Feet or 0.520 Acres more or less.

LOT NO. 3

Beginning at an iron pin set at the southerly end of the southwest return curve at the intersection of McClain Avenue, a 50-foot road, and Grandview Avenue, a 50-foot road; thence,

1. With the westerly right-of-way line of Grandview Avenue S 24 deg 31' 08" E, 349.64 feet to an iron pin set; thence,

2. With the north right-of-way line of Alley #1854, a 15-foot alley, N 87 deg. 00' 25" W, 491.06 feet to an existing iron pin; thence,

3. With the east right-of-way line of Landers Avenue, a 50-foot road, N 04 deg. 38' 00" E, 263.05 feet to an existing iron pin; thence,

4. 30.75 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 88 deg. 06' 05", and a chord bearing and distance of N 48 deg. 41' 03" E, 27.81 feet to an existing iron pin; thence,

5. With the south right-of-way line of McClain Avenue S 87 deg. 15' 55" E, 83.16 feet to an existing iron pin; thence,

6. 151.46 feet along the arc of a curve to the left having a radius of 511.47 feet, a central angle of 16 deg. 58' 00", and a chord bearing and distance of N 84 deg. 15' 05" E, 150.91 feet to an existing iron pin; thence,

7. N 75 deg. 41' 07" E, 48.29 feet to an existing iron pin; thence,

8. 27.82 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 79 deg. 41' 24", and a chord bearing and distance of S 64 deg. 21' 50" E, 25.63 feet to the point of beginning and containing 120,353 Square Feet or 2.763 Acres more or less.

Being the same property conveyed to Ray Batts Furniture and Appliance Company, Inc. by Quitclaim Deed from Ray M. Batts and wife, Mildred Batts, of record in Book 8105, page 881, Register's Office for Davidson County, Tennessee.

This is improved property, known as 504/518 Thompson Lane, 2807 Grandview Avenue, Nashville, Tennessee 37211.

The said land is encumbered by all matters as shown on the Plan of record in Book 5210, page 98, Register's Office for Davidson County, Tennessee, Right-of-Way Deed of record in Book 2096, page 207, Register's Office for Davidson County, Tennessee and taxes for the year 1990 which have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1990 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent and such other matters as herein recited.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of May, 1990.

RAY BATTS FURNITURE AND APPLIANCE COMPANY

By: _____
RAY M. BATTS

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Aundrea Maxwell-Hammond, a Notary Public of said State and County aforesaid, personally appeared RAY M. BATTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Ray Batts Furniture and Appliance Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this the 16 day of May, 1990.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration or value whichever is greater for this transfer is $ 2,490,000.00.

Affiant

Subscribed and sworn to before me, this 16 day of May, 1990.

NOTARY PUBLIC

My Commission Expires:

27379

IDENTIFICATION

MAY 18 2 15 PM '90

RUSH

3002 05/18 0101 03CHECK 8230.00

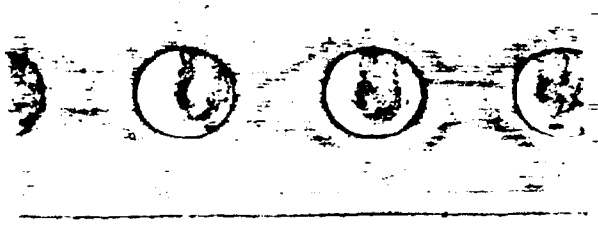


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 223



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

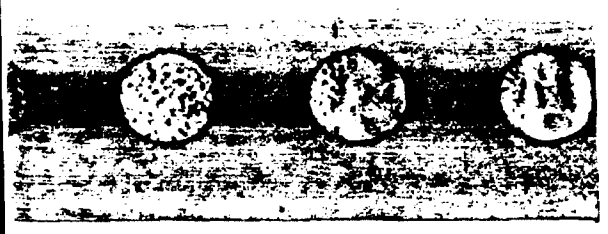
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CC X - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CAMT	2490000.00		
	CON TX		8217.00	
	PRFEE		1.00	
	TDEED		12.00	
	ERR	CO		
	TDEED		12.00-	
	WDEED		12.00	
	TOTAL		8230.00	
	CHECK		8230.00	

05/18/90 01 14:18 0001 3002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



27379

IDENTIFICATION REFERENCE

MAY 18 2 15 PM '90

FELIX Z. WILSON, II
REGISTER

No. 320434