THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261953
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Omaha Furniture Mart, Inc., (NAME) 6425 Sacramento Street (STREET ADDRESS OR ROUTE NUMBER) Chicago, IL 60645 (CITY) (STATE) (ZIP)	Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP 161 PARCEL 180

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- Dollars,

Cash in hand paid by Omaha Furniture Mart, Inc., a Nebraska corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8175 PAGE 225

Olderman Realty & Development Company, a Georgia corporation have this day bargained and sold, and do hereby transfer and convey unto the said Omaha Furniture Mart, Inc., a Nebraska corporation the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park, of record in Plan Book 5190, page 201, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Nolensville Road, said point being located South 4 deg. 58' East, 305.00 feet from a monument, being West 90 feet, more or less, from the centerline of Nolensville Road and South 132 feet, more or less, from the centerline of Old Hickory Boulevard; thence with the westerly right-of-way of Nolensville Road, South 4 deg. 58' East, 165 feet, to a point; thence leaving said Road, South 85 deg. 02' West, 140.00 feet, to a point; thence North 4 deg. 58' West, 165.00 feet, to a point; thence North 85 deg. 02' East, 140.00 feet, to the point of beginning, containing 23,100 square feet or 0.53 acre, more or less.

Being the same property conveyed to Olderman Realty & Development Company by deed from Michael A. Embree and wife, Patricia L. Embree, of record in Book 8064, page 844, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 646,667.00

Subscribed and sworn to before me this the 15th day of August, 1990

My commission expires: 1/23/94 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5809 Nolensville Road, Nashville, TN
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "A".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 9th day of AUGUST, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Olderman Realty & Development Company, a Georgia corporation

By: Irving Olderman, President

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT A

ENCUMBRANCES BOOK 8175 PAGE 226

1. Taxes for 1990: A lien, but not yet due and payable.

2. All matters as shown on the Plan of record in Plan Book 5190, page 201, Register's Office for Davidson County, Tennessee.

3. Subject to Lease Agreement of record in Book 7936, page 346, as amended in Book 8153, page 922, Register's Office for Davidson County, Tennessee.

4. Matters shown on Survey of Cook & Spencer Consultants, Inc., dated July 10, 1990, Job No. 905-087.

STATE OF ~~TENNESSEE~~ _____
COUNTY OF ~~DAVIDSON~~ _____

BOOK 8175 PAGE 227

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cobb

Before me, Jacqueline Waggoner, *a Notary Public of the State and County aforesaid, personally appeared* Bruce Olderman, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Olderman Realty & Development Company *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Atlanta, Georgia, *this* 9th *day of* August, *19*90.

Jacqueline Waggoner *Notary Public*

Commission expires Notary Public, Cobb County, Georgia My Commission Expires March 18, 1994

NOTARY PUBLIC COBB COUNTY

4 9 6 4 7

WARRANTY DEED

FROM
Olderman Realty & Development Company,
a Georgia corporation

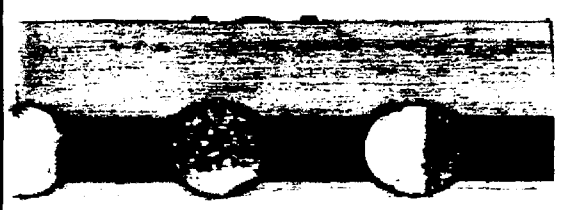
TO
Omaha Furniture Mart, Inc.,
a Nebraska corporation

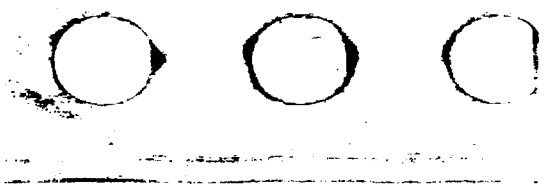
IDENTIFICATION REFERENCE

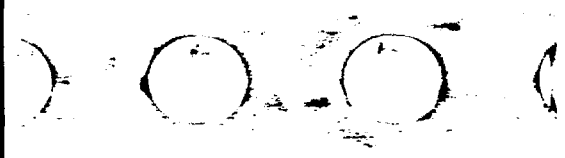
AUG 15 2 40 PM '90

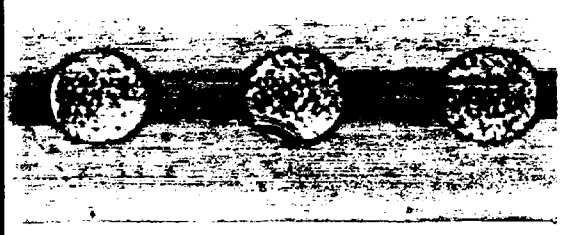
0208 08/15 0101 06CHECK 21444.11

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8175 PAGE 228

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
				646667.00
				CON TX 2134.11
				PRFEE 1.00
				WDEED 9.00
				TOTAL 2144.11
				CHECK 2144.11
08/15/90		01		14:42 0001 0208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49647

IDENTIFICATION REFERENCE

Aug 15 2 40 PM '90

FELIX Z. WILSON, II
CLERK & MASTER

No. 346636