THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264299
BOX 35

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Commercial Laminations (NAME)	SAME (NAME)	MAP 149
2801 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 310
Nashville TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Cash in hand paid by Commercial Laminations Inc. and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8468 PAGE 749

Payless Cashways, Inc., a corporation organized and existing under the laws of the State of Iowa, the Grantor herein

has *this day bargained and sold, and* does *hereby transfer and convey unto the said* Commercial Laminations, Inc., a corporation organized and existing under the laws of the State of Tennessee, its successors and *the Grantee herein, ~~them (successors), heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See EXHIBIT 'A' attached

Davidson County, Tennessee,

5.6.162

IDENTIFICATION REFERENCE

Oct 22 2 16 PM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,200,000.00

Subscribed and sworn to before me this the 22nd *day of* October 19 91

Affiant

My commission expires: 11/27/91 *(Affix Seal)*

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 2801 Murfreesboro Road, Nashville TN 37217 *(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 as set out in Exhibit "B" hereto.

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, claiming by, through or under the grantor.

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 21st *day of* October, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Payless Cashways, Inc.

by: its Sr. Vice President-Finance and Treasurer

Attest: Linda Jo French, Secretary

PAYLESS CASHWAYS, INC. CORPORATE SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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~~ Missouri
COUNTY OF ~~DAVIDSON~~ Jackson

Before me, Margaret Dale, *a Notary Public of the State and County aforesaid, personally appeared* Stephen A. Lightstone, *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* Sr. V.P.-Finance *of the* Payless Cashways, Inc., *the within named bargainor, a corporation, and that* he *as such* Sr. V.P.-Finance *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* Sr. V.P.-Finance.

Witness my hand and seal, at office in Kansas City, Missouri, *this* 21st *day of* October, *19* 91.

Margaret Dale
Notary Public

Commission expires 11/19/91

PROCESSING DATA NOTARY PUBLIC MARGARET DALE

MARGARET DALE
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires 11/19/91

WARRANTY DEED

FROM

TO

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

EXHIBIT 'A'

TRACT I: Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the north by Charles Turner; on the East by Murfreesboro Road; on the South and West by Hickory Highlands, P.U.D. Tract 10 and being more particularly described according to a boundary survey by Morrow & Associates, Inc., dated August 19, 1987, revised January 25, 1988, and revised March 27, 1989, as follows:

Beginning at a point in the west right of way line of Murfreesboro Road, said point being a corner common with Charles Turner; said point being located southeasterly 1950 feet, more or less, from the intersection of the south right of way line of Bell Road and the west right of way line of Murfreesboro Road;

thence with the west right of way line of Murfreesboro Road, South 46 deg. 47 min. 55 sec. East, 388.34 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the west right of way line of Murfreesboro Road;

thence with Hickory Highlands, P.U.D. Tract 10, the following bearings and distances:
Thence South 43 deg 12 min 05 sec West, 424.00 feet to a point;
thence South 32 deg 23 min 40 sec West, 80.00 feet to a point;
thence South 43 deg 12 min 05 sec West, 135.42 feet to a point;
thence South 01 deg 47 min 55 sec East, 197.33 feet to a point;
thence South 70 deg 56 min 17 sec West, 147.99 feet to a point;
thence North 19 deg 03 min 43 sec West, 470.39 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the south line of Charles Turner;

thence with Charles Turner, North 38 deg 25 min 19 sec East, 692.00 feet to the point of beginning, containing 304,920 square feet, (7.00 acres, more or less)

TRACT II: Being a 40 foot wide joint use access easement located in Davidson County, Tennessee, and being located 20 feet on each side of the property line between property of record in Book 7465, page 739 and Hickory Highlands, P.U.D. Tract 10, and being bounded on the north by property of record in Book 7465, page 739; on the east by Murfreesboro Road, on the south by Hickory Highlands, P.U.D. Tract 10, and on the west by property of record in Book 7465, page 739, and Hickory Highlands, P.U.D. Tract 10, and being more particularly described as follows:

Beginning at a point in the west right of way line of Murfreesboro Road, said point being located south 46 deg 47 min 55 sec East, 20.00 feet from the southeast corner of the property of record in Book 7465; page 739;

thence with Hickory Highlands, P.U.D. Tract 10, South 43 deg 12 min 05 sec West, 150.00 feet to a point;

thence with Hickory Highlands, P.U.D. Tract 10 and property of record in Book 7465, page 739, North 46 deg 47 min 55 sec West, passing the south line of property of record in Book 7465, page 739 at 20.00 feet, a total distance of 40.00 feet to a point;

thence with the property of record in Book 7465, page 739, North 43 deg 12 min

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05 sec East, 150.00 feet to a point in the west right of way line of Murfreesboro Road;

thence with the west right of way line of Murfreesboro Road, South 46 deg 47 min 55 sec East, 40.00 feet to the point of beginning, containing 6,000 square feet, (0.138 acre, more or less.)

TRACT III: Being an open space easement located in Davidson County, Tennessee and being located immediately adjacent to the property of record in Book 7465, page 739, in Hickory Highlands and being bounded on the north by property of record in Book 7465, page 739, on the east, south and west by Hickory Highlands, P.U.D. Tract 10 and being more particularly described as follows:

Beginning at a point in the south property line of the property of record in Book 7465, page 739, said point of beginning being located South 43 deg 12 min 05 sec West, 150.00 feet from the southeast corner of the property of record in Book 7465, page 739, in the west right of way line of Murfreesboro Road;

thence leaving the property line of the property of record in Book 7465, page 739, and with a joint access easement, South 46 deg 47 min 55 sec East, 20.00 feet to a point;

thence with the joint access easement, North 43 deg 12 min 05 sec East, 48.57 feet to a point;

thence leaving the access easement and on a curve to the right, the radius of which is 60.00 feet, the central angle of which is 70 deg 31 min. 44 sec, the chord of which is South 07 deg 56 min 13 sec West, 69.28 feet, along the curve distance of 73.86 feet to a point;

thence South 43 deg 12 min 05 sec West, 264.00 feet to a point;

thence on a curve to the right, the radius of which is 60.00 feet, the central angle of which is 79 deg 33 min 04 sec. the chord of which is South 82 deg 58 min 37 sec West, 76.77 feet, along the curve distance of 83.31 feet to a point in the south property line of property of record in Book 7465, page 739;

thence with property of record in Book 7465, page 739, North 32 deg 23 min 40 sec East, 58.03 feet to a point;

thence North 43 deg 12 min 05 sec East, 274.00 feet to the point of beginning, containing 20,160 square feet, (0.463 acres, more or less.

Said easement being of record in Book 7465, page 739, said Register's Office.

BEING PROPERTY CONVEYED TO PAYLESS CASHWAYS, INC., BY DEED FROM CALIFORNIA-TEXAS PROPERTIES, INC., OF RECORD IN BOOK 7465, PAGE 739, SAID REGISTER'S OFFICE. The legal description of Tract III having been amended by instrument of record in Book 7666, page 151, in said Register's Office.

EXHIBIT "B"
to
Special Warranty Deed

1. NOTE: The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that the policy insure the amount of acreage.

2. Terms and conditions of a joint access easement of record in Book 7465, page 746, in said Register's's Office, and as shown on survey prepared by Jerry L. Morris, R.L.S. No. 777, dated January 23, 1989, last revised May 15, 1989. (Tract I)

3. Easement Modification Agreement by and between California-Texas Properties, Inc., a Texas corporation, and Payless Cashways, Inc., an Iowa corporation, of record in Book 7666, page 151, in said Register's Office, and as shown on survey prepared by Jerry L. Morrow, R.L.S. No. 777, dated January 23, 1989, last revised May 15, 1989. (Tracts II and III Easement)

4. Easement agreement by and between California-Texas Properties, Inc., and Payless Cashways, Inc., recorded in Book 7666, page 156, in said Register's Office.

5. Survey made by Jerry L. Morris, R.L.S. No. 777, dated January 23, 1989, last revised May 15, 1989, shows fence encroachments on the southerly and westerly lines.

6. Storm Water Detention Agreement of record in Book 7632, page 962, in said Register's Office. (as to Tracts II and III)

7. Easement of record in Book 7589, page 115, in said Register's Office, and as shown on survey prepared by Jerry L. Morrow, R.L.S. No. 777, dated January 23, 1989, last revised May 15, 1989. (as to Tracts I and II)

1988 10/22 0101 03CHECK 4456.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 754

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 1200000.00
CON TX 4440.00
PRFEE 1.00
WDEED 15.00
TOTAL 4456.00
CHECK 4456.00
10/22/91 01 14:18 0001 4986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.162

IDENTIFI REFERENCE

Oct 22 2 16 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 469724