SEND TAX BILLS TO:
PROPERTY OWNER:
WOLSELEY REAL ESTATE, INC.
618 BLAND BOULEVARD
NEWPORT NEWS, VIRGINIA 23602

THIS INSTRUMENT PREPARED BY:
DENISE KILLEBREW
HUNTON & WILLIAMS
P.O. BOX 1535
RICHMOND, VIRGINIA 23212

WARRANTY DEED

THIS DEED, dated as of the 1st day of August, 1988, between FERGUSON ENTERPRISES, INC., a Virginia corporation (the Grantor), and WOLSELEY REAL ESTATE, INC., a Virginia corporation (the Grantee), provides:

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Grantee with general warranty and covenants of title, the real estate described on Exhibit A attached hereto (the Real Estate).

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the Real Estate or any part thereof.

Grantor, for itself and for its successors and assigns does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises conveyed and has full power, authority and right to convey the same, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf by its duly authorized representative.

CORPORATE SEAL

FERGUSON ENTERPRISES, INC.

By: David L. Peebles

Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF NEWPORT NEWS, to-wit:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 893,502.03. Subscribed and sworn to by me this 20 day of JULY, ~~1989.~~ 1990

Notary Public

My Commission Expires: My Commission Expires May 3, 1991

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS, to-wit:

Before me, a Notary Public of the state and county aforesaid, personally appeared David L. Peebles, 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 Ferguson Enterprises, Inc., the within named bargainor, a Virginia 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 himself as such officer.

Witness my hand and seal, this 20 day of JULY, 1990 ~~1989~~.

Sherry Fulchett
Notary Public

My Commission Expires:

My Commission Expires May 3 1991

SHERRY F. FULCHETT NOTARY PUBLIC STATE OF VIRGINIA CITY OF NEWPORT NEWS

EXHIBIT A

Description of the Real Estate

106-2 51

Parcel I. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Five, Elm Hill Pike Business Center, of record in Plat Book 5210, Page 26, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Ferguson Enterprises, Inc., a Virginia corporation, by deed from Claude G. Southall dated July 8, 1987, and recorded in Deed Book 7291, Page 1, Register's Office for Davidson County, Tennessee.

This property is known as 1015 Old Tree Court, Nashville, TN.

106-2 40

Parcel II. A certain tract of real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the plan of Interstate Business Center, Section 2, of record in Book 4660, page 113, Register's Office for Davidson County, Tennessee, more specifically described as follows:

BEGINNING at an iron pin on the northerly margin of the new dedicated right-of-way of Elm Hill Pike, said iron pin being common between herein described and the southeast corner of Lot One, Section One, Elm Hill Industrial Sites, recorded in Book 3842, page 140, said Register's Office, said iron pin also being a distance of approximately 635.8 feet from the northerly margin of I-24 and I-40 as measured along the northerly margin of Elm Hill Pike; thence, leaving the northerly margin of said right-of-way on a common line between herein described and aforementioned Elm Hill Industrial Sites in part, N 07° 09' E a distance of 350.0 feet to a monument; thence, continuing in the same direction 90 feet to a monument, and also being the northwest corner of the lot herein described; thence, S 82° 51' E a distance of 250.0 feet to a

point; thence S 07° 09' W a distance of 440.0 feet to a point on the northerly margin of the new dedicated right-of-way of Elm Hill Pike; thence, with said right-of-way, N 82° 51' W a distance of 250.0 feet to the point of beginning and containing 2.53 acres.

Being the same real property conveyed to the Grantor, formerly Wolseley-Hughes Acquisition Company, Inc., a Virginia corporation, by deed of assumption, from Ferguson Enterprises of South Carolina, Inc., formerly Ferguson Enterprises, Inc., a Virginia corporation, of record in the Register's Office for Davidson County, Tennessee, in Book 6039, page 178.

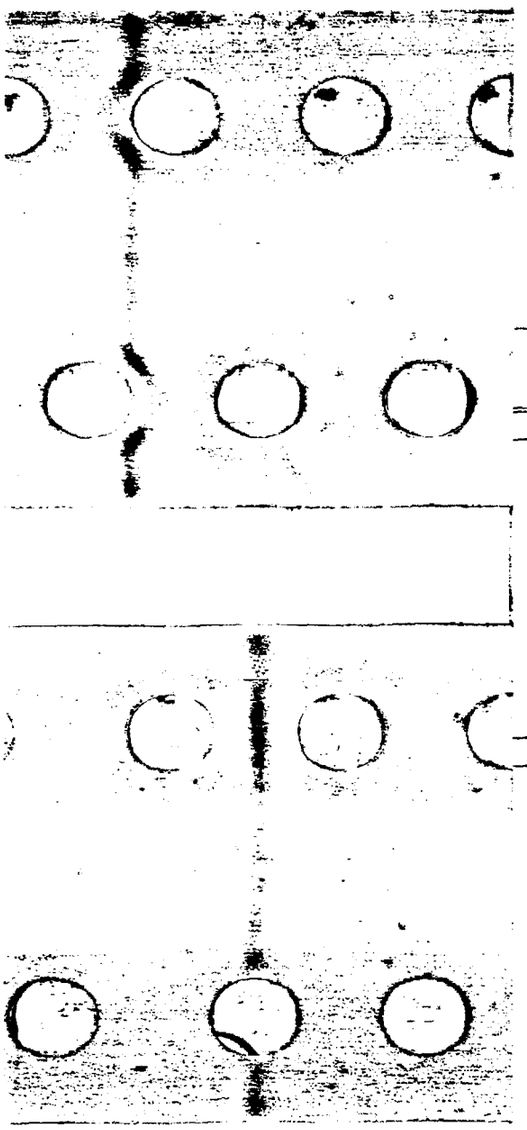
6.1.8.9 7

IDENTIFICATION REFERENCE

Nov 14 9 30 AM '91

MAIL ENV.

9185 11/14 0101 03CHECK 3321.95



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

RECEIVED OF _____

FOR _____

BOOK 8485 PAGE 416

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 893502.03
				CON TX 3305.95
				PRFEE 1.00
				WDEED 15.00
				TOTAL 3321.95
				CHECK 3321.95
11/14/91	01			09:31 0001 9185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.18.97.

IDENTIF REFERENCE

NOV 14 9 30 AM '91

No. 476292