LTIC FILE NUMBER: 91-13613
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION, STUART JONES, ATTORNEY
325 UNION STREET, NASHVILLE, TENNESSEE 37201-1420

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W A R R A N T Y D E E D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 447,000.00

AFFIANT

ADDRESS NEW OWNER(S) AS FOLLOWS:

National Council for Community Development, Inc.

41 E. 42nd Street, Suite 1500

New York NY 10017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF December 91

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires Nov. 26, 1994

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Send Tax Bills To:

National Council for Community Development, Inc.

41 E. 42nd Street, Suite 1500

New York NY 10017

Map-Parcel Numbers:

133-5 (58 & 66)

91 DEC 18 AM 9:16

7.03

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lowe's Home Centers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO National Council for Community Development, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 3, on the plan of Allied Industrial Park, Section One, as shown on plat of record in Plat Book 3700, Page 64, in the REgister's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lowe's Investment Corporation, now known as, Lowe's Home Centers, Inc. by Deed of Record in Book 4072, page 108, as corrected by Book 4088, page 290, Register's Office for Davidson County, Tennessee.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 12, on the plan of Section Three, Allied Industrial Park, as shown on plat of record in Plat Book 4060, Page 2, in the Register's Office of Davidson County, Tennessee, to which plat refernce is hereby made for a more particular description.

BEING the same property conveyed to Lowe's Investment Corporation, now known as, Lowe's Home Centers, Inc., by Deed of Record in Book 4072, page 112, as corrected by Book 4088, page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matter:

Restrictions shown on Plat recorded in Book 3700, page 64 and in Book 4060, page 2.

Easement(s) and Building setback(s) as shown on Plat recorded in Book 3700, page 64 and in Book 4060, page 2.

It is not the intention of the Grantor(s) herein to reimpose said Restrictions.
This conveyance is also subject to restrictions as set forth in Exhibit "A" attached hereto.

unimproved ( )
This is improved ( ) property known as: _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whosmoever. Wherever 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 my hand this 12th day of December 1991

Lowe's Home Centers, Inc.

By: _____

I. W. Davis
Sr. Vice President/Real Estate

STATE OF NORTH CAROLINA
COUNTY OF WILKES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared I. W. Davis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath(s) acknowledged himself to be the Sr. Vice President/Real Estate of the Lowe's Home Centers, Inc. the within named bargainor, a corporation and that he as such Sr. Vice President/Real Estate being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said I. W. Davis as such Sr. Vice President/Real Estate.

Witness my hand and official seal at North Wilkesboro, N.C. on this the 12th day of December, 1991.

My Commission Expires 7-17-94

Suzanne S. Gazaway
Notary Public

EXHIBIT "A"

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The following items are a material part of the consideration herein and shall be binding upon the property described herein: For a period of five (5) years from the date of the recordation of the deed, Grantee, its Successors and Assigns, shall not use or permit the occupancy or use of any space upon the property described herein as follows:

(a) Hardware store over 1,000 square feet;
(b) Appliance and/or home electronics store over 1,000 square feet;
(c) Any lawn and garden center over 1,000 square feet;
(d) Any paint and/or decor center over 1,000 square feet;
(e) Any home center operator;
(f) Any lumber yard operator;
(g) Any warehouse home center operator; and
(h) Any building supply center.

These restrictions of exclusive rights shall also apply to prohibit a larger business having space in its store devoted to selling the merchandise described above when such space exceeds the limitations described above.

In no way shall the above covenants apply or disrupt the normal business and supply of Harlan Electric Co. who is in the commercial electrical contracting and supply business, and who will be the occupant of this property.

3576 12/18 0101 03CHECK 1663.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 447000.00
CON TX 1653.90
PRFEE 1.00
WREEB 9.00
TOTAL 1663.90
CHECK 1663.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/91 01 11:17 0001 3576

DEC 18 11 16 AM '91

IDENTIFICATION REFERENCE

7.0379

No. 486080