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 $ 452,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF Dec. 1991

NOTARY PUBLIC

MY COMMISSION EXPIRES Commission Expires Nov. 26, 1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:

Harlan Electric Corporation, Inc.

208 6th Avenue South

Nashville TN 37203

++

Send Tax Bills To:

Harlan Electric Corporation, Inc.

208 6th Avenue South

Nashville TN 37203

Map-Parcel Numbers:

133-5-(58 & 66)

DEC 18 11 47 AM '91

7.0 3 8 0

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, National Council for Community Development, Inc.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Harlan Electric Corporation, Inc.

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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.

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 reference is hereby made for a more particular description.

BEING the same property conveyed to National Council for Community Development, Inc., by Deed of Record in Book _____. Page _____, 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 (XX) property known as: 441 Allied Drive

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors assigns, against the lawful claims of all persons whomsoever. 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 ___ hand_ this day of ,

National Council for Community Development, Inc.

By: Robert W. Davenport

STATE OF NEW YORK
COUNTY OF New York

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert W. Davenport 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 President of the National Council for Community Development, Inc. the within named bargainor, a corporation and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said President as such Grantor.

Witness my hand and official seal at New York City on this the 12TH day of December, 1991.

My Commission Expires 10/15/93

Virginia Ruiz Badillo
Notary Public

VIRGINIA RUIZ BADILLO
Notary Public, State of New York
No. 4907414
Qualified in New York County
Commission Expires October 5, 1993

EXHIBIT "A"

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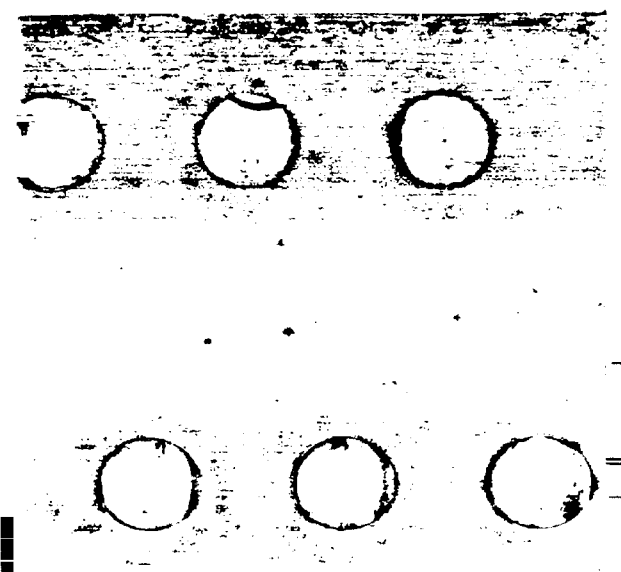
The following items are a material part of the consideration herein and shall be binding upon the property described herein: For a period of five (5) years from the date of the recordation of the deed, Grantee, its Successors and Assigns, shall not use or permit the occupancy or use of any space upon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

3577 12/18 0101 03CHECK 1700.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

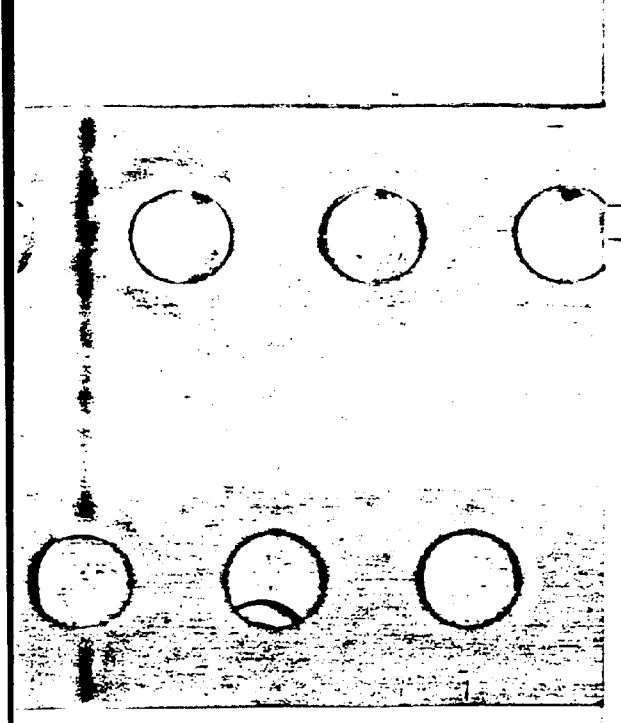
RECEIVED OF _____

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 457000.00
CON TX 1690.90
PRFEE 1.00
WDEED 9.00
TOTAL 1700.90
CHECK 1700.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/91 01 11:18 0001 3577

7:0380.

IDENTIFICATION REFERENCE

Dec 18 11 17 AM '91

No. 486081