Box 35
264087

BOOK 8535 PAGE 34

QUITCLAIM DEED

FROM: Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A.

TO: Lowe's Home Centers, Inc.

Address New Owner and Send Tax Bills to:

Lowe's Home Centers, Inc.
Box 1111
North Wilkesboro, NC 28656-0001

Map and Parcel No.
75-35

This instrument prepared by: Elizabeth M. Wilson, 230 Fourth Avenue, North, Nashville, Tennessee 37219

STATE OF _____)
COUNTY OF _____)

9863 01 24 0101 03CHECK 9260.00

The actual consideration or value, whichever is greater, for this transfer is $ 2,200,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 1992.

Notary Public

My Commission Expires: 1/23/94

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, the receipt of which is hereby acknowledged, Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer, convey and quitclaim unto Lowe's Home Centers, Inc., a corporation having its principal office and place of business in Wilkes County, North Carloina, hereinafter called "Grantee," their successors and assigns, certain real estate in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to Metropolitan Federal Savings and Loan Association, by deed from Wesley D. Turner, Successor Trustee, of record in Book 8321, page 76, Register's Office for Davidson County, Tennessee. Effective March 1, 1991, Metropolitan Federal Savings and Loan Association became known as Metropolitan Federal Bank, a federal savings bank. By Office of Thrift Supervision ("OTS") Order #91-213, the Resolution Trust Corporation was appointed Receiver of Metropolitan Federal Bank, a federal savings bank and certain assets of said Bank were transferred to Metropolitan Federal Savings and Loan Association, F. A. By OTS Order #91-213, Metropolitan Federal Savings and Loan Association, F. A. was placed in conservatorship and the Resolution Trust Corporation was appointed Conservator of Metropolitan Federal Savings and Loan Association, F. A.

73086

IDENTIFICATION REFERENCE
JAN 24 12 45 PM '92
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the parties have executed this instrument as of the 22nd day of January, 1992.

RESOLUTION TRUST CORPORATION,
Conservator for Metropolitan
Federal Savings and Loan
Association, F. A.

BY: Harry B Moore
ITS: Attorney In Fact
By Power of Attorney of record
in Book 8336, Page 252,
Register's Office for Davidson
County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harry B. Moore with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Attorney In Fact of the Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A., the within named bargainor, and that he as such Attorney In Fact executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as conservator by the said Harry B. Moore as such Attorney In Fact.

Witness my hand and seal this 22nd of January, 1992.

Notary Public

My Commission Expires:
9-24-94

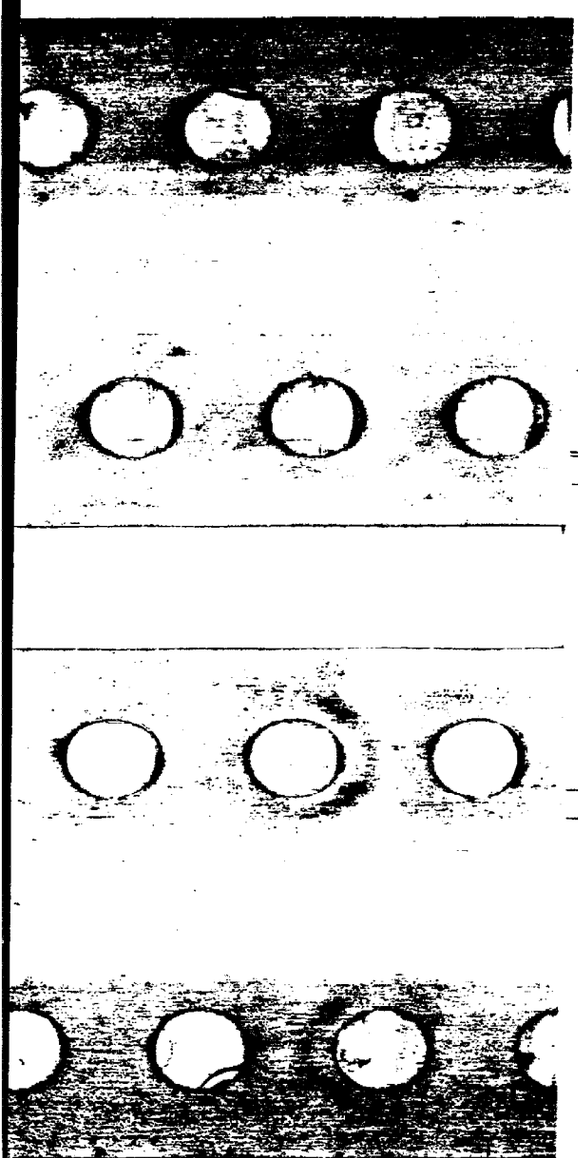
Lowes.qcd

"EXHIBIT "A"

A tract of land in Hermitage, the Second Civil District of Davidson County, Tennessee, located on the northerly margin of Juarez Road (formerly Old Lebanon Dirt Road) between Old Hickory Boulevard and the Seaboard System Railroad and being described according to a survey of Barge, Waggoner, Sumner and Cannon dated July 27, 1983 and revised October 14, 1983, March 19, 1986, April 23, 1986, April 28, 1986, August 21, 1986 and further revised February 2, 1987, and more particularly described as follows:

Beginning at the point of intersection of the easterly margin of the Seaboard Systems Railroad and the northerly margin of Juarez Road; thence with the easterly margin of said railroad being 37 feet distant from the centerline N 15° 40' East, 1255.00 feet to the southerly boundary of the property to Sara D. and Morgan Eliza Stanford; thence leaving said Railroad and with said southerly boundary and remnants of a fence S 86° 40' East, 150.89 feet to the westerly margin of Old Hickory Boulevard; thence with said margin with a curve to the left in a southeasterly direction 766.61 feet to a highway monument, said curve having a radius of 1994.86 feet, a central angle of 22° 01' 06", a tangent distance of 388.09 feet and a chord of S 34° 07' E, 761.90 feet, thence S 45° 07' E, 549.34 feet to a highway monument; thence continuing with said margin with a curve to the right in a southeasterly direction 207.81 feet to the northerly margin of Juarez Road, said curve having a radius of 1809.86 feet, a central angle of 06° 34' 44", a tangent distance of 104.02 feet and a chord of S 41° 50' E, 207.70 feet; thence with said margin of Juarez Road with a curve to the right in a southwesterly direction 217.84 feet to a point, said curve having a radius of 415.74 feet, a central angle of 30° 01' 17", a tangent distance of 111.48 feet and a chord of S 74° 14' W, 215.35 feet ; thence S 88° 08' W, 227.28 feet; thence continuing with said margin with a curve to the right 206.06 feet, said curve having a radius of 2266.83 feet, a central angle of 05° 12' 29", a tangent direction of 103.10 feet and a chord of N 89° 16' W, 205.99 feet; thence, N 86° 40' W, 45.77 feet to a highway monument; thence at right angles with an offset in said margin S 03° 20' W, 10.00 feet; thence continuing with said margin N 86° 40' W, 759.12 feet to the point of beginning. Continuing 943,326 square feet or 21.66 acres, more or less.

Being the same property conveyed to Twenty-Two Acre Associates, Ltd., a Tennessee limited partnership by deed from Hermitage Station Associates, Ltd., a Tennessee limited partnership, of record in Book 7272, page 676, Register's Office of said County.



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

RECEIVED OF _____

FOR _____

BOOK 8535 PAGE 37

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 2500000.00
CON TX 9250.00
PRFEE 1.00
WDEED 9.00
TOTAL 9260.00
CHECK 9260.00
01/24/92 01 12:45 0001 9663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9088

IDENTIFICATION REFERENCE

JAN 24 12 45 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 496039