THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN, (MTH)
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219

FROM: ROCK CITY REALTY CO., INC. ("GRANTOR")

TO: ED'S SUPPLY CO., INC. ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS:	TAX PARCEL NO:
Ed's Supply Co., Inc.	Ed's Supply Co., Inc.	Map 93-14
6th Avenue, South	711 6th Avenue South	Parcels:
Nashville, TN 37203	Nashville, TN 37203	436, 437, and 438

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by ED'S SUPPLY CO., INC., a Tennessee corporation, ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROCK CITY REALTY CO., INC., a Tennessee corporation, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Grantee, its successors and assigns, all of its interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

PARCEL 436, TRACT I:

Land in Davidson County, Tennessee being Lot No. 341, in Ewing, Wetmore and Others Addition to South Nashville, a Plan of record in Book 14, page 202 and 203, Register's Office for Davidson County,Tennessee, described as follows:

Said Lot No. 341 fronts 30 feet on the west side of High Street, now Sixth Avenue South, and runs back westwardly to an alley.

Being the same property conveyed to Rock City Realty Co., Inc. by deed from Ralph Friedman and wife, Sylvia Friedman, of record in Book 4001, page 627, Register's Office for Davidson County, Tennessee.

PARCEL 437, TRACT II:

Being land and building at 701 6th Avenue South, Nashville, Tennessee, and being particularly described as follows:

Being Lot No. 340 on the Plan of Ewing, Wetmore and Others Addition to Nashville, as of record in Book 14, pages 202 and 203, Register's Office for said County.

Being part of the same property conveyed to Rock City Realty Co., Inc. by deed from Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., as tenants-in-common, of record in book 2651, page 50, Register's Office for Davidson County, Tennessee.

PARCEL 438, TRACT III:

Land in Davidson County, Tennessee, being the south part of Lot No. 339, on the Map of Ewing & Wetmore Addition, of record in Book 14, pages 202 and 203, Register's Office for said County.

Being the same property conveyed to Rock City Realty Company, Inc. by deed from W. D. Robinson and wife, Zona Robinson, of record in Book 3671, page 55, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deeds of record on this property.

This is improved and unimproved property known as Sixth Avenue South, 701 Sixth Avenue South and 629 Sixth Avenue South, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and 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, except for 1992 real property taxes, which have been prorated between the parties.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not further or otherwise.

EXECUTED THIS 2nd day of June, 1992, the corporate party by its duly authorized officer.

ROCK CITY REALTY CO., INC.

By: Kenneth Drake

Its: Pres. Dent

STATE OF Colorado)

COUNTY OF Teller)

Before me, MARILYN CUMMINS, a Notary Public of said State and County aforesaid, personally appeared KENNETH BLAKE JR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be PRESIDENT of Rock City Realty Co., Inc., a Tennessee corporation, and that he/she as such PRESIDENT executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as such PRESIDENT.

Witness my hand and seal, at office in WOODLAND PARK, Colo, this the 2nd day of JUNE, 1992.

MARILYN CUMMINS NOTARY PUBLIC STATE OF COLO

Marilyn Cummins

NOTARY PUBLIC

My Commission Expires: June 30, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Walter Hoe
AFFIANT

Subscribed and sworn to before me, this 10th day of June, 1992.

Kay E. Nisbett
NOTARY PUBLIC

KAY E. NISBETT NOTARY PUBLIC AT LARGE

My Commission Expires: 10-1-94

18481

IDENTIF. TREFERENCE

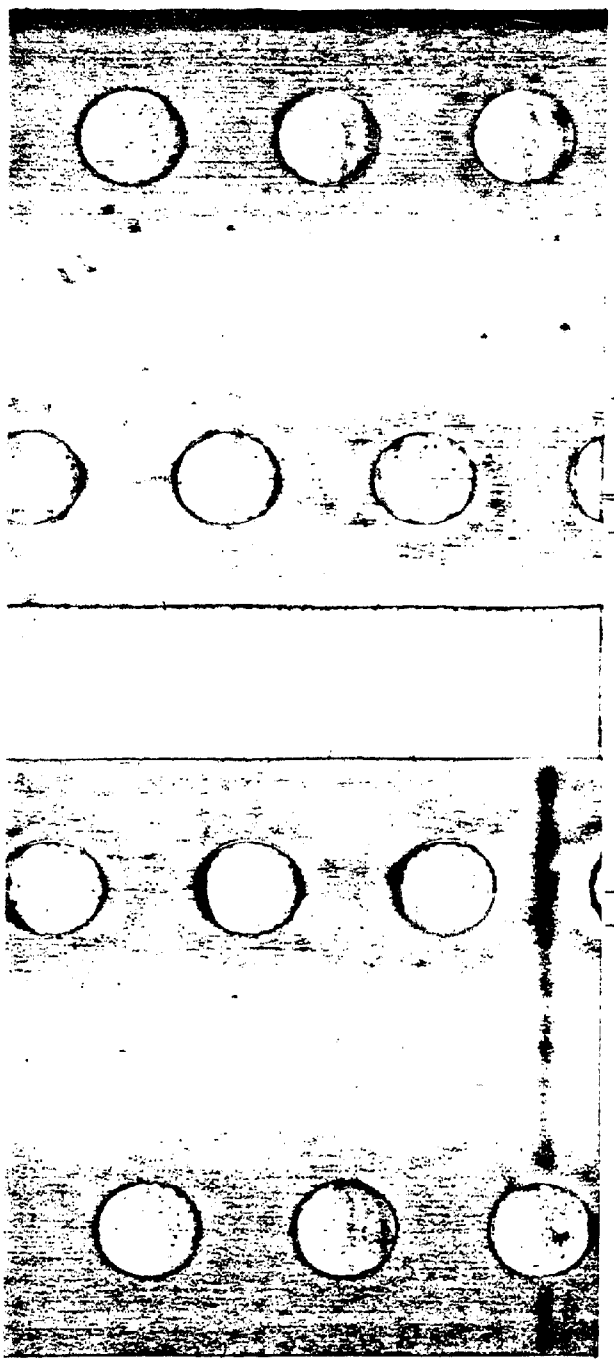
JUN 11 9 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

N RAC4118 V1

0262 06/11 0101 03CHECK 132.10



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

RECEIVED OF _____

FOR _____

BOOK 8649 PAGE 555

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 9.00
TOTAL 132.10
CHECK 132.10
06/11/92 01 09:27 0001 0262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
18481

JUN 11 9 30 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 540019