This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-2100

FILE BOX 57

WARRANTY DEED

BOOK 9398 PAGE 149

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
LEGGETT & PLATT, INCORPORATED Textile Products Division Attention: Controller 400 Davidson Street Nashville, TN 37213	SAME	Map 9-38 Parcel 83

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Davidson Street Land Venture, a Tennessee Joint Venture (the "Grantor") does hereby bargain, sell, transfer and convey unto Leggett & Platt, Incorporated, a Missouri Corporation, (the "Grantee") its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Being the same property conveyed to Davidson Street Land Venture by Deed from Inner-City Investment, Limited of record in Book 4602, page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Davidson Street, Nashville, Tennessee

Said property is unencumbered except for matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Leggett & Platt, Incorporated, its successors and assigns, forever.

AND Davidson Street Land Venture does covenant with the said Leggett & Platt, Incorporated that it is lawfully seized and possessed of said land in fee simple, has a good right, power and authority to convey it and that the same is unencumbered, except as specified above.

AND Davidson Street Land Venture does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Leggett & Platt, Incorporated, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of July, 1994.

DAVIDSON STREET LAND VENTURE

BY: METROPLEX, LTD (Formerly Inner-City Investment, Ltd.)

BY: Walter G. Knestrick
Walter G. Knestrick,
Sole General Partner

JOHN DONNELLY, JR.

JERRY FRIDRICH

RICHARD L. SPEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stacy L. Teagold of the state and county mentioned, personally appeared Walter G. Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole General Partner of METROPLEX, LTD., a Joint Venturer of DAVIDSON STREET LAND VENTURE, the bargainor, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of July, 1994.

Stacy L. Teagold
Notary Public

My Commission Expires: March 21, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda Brake of the state and county mentioned, personally appeared JOHN DONNELLY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of DAVIDSON STREET LAND VENTURE, the within named bargainor, a Joint Venture that he as such Joint Venturer, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 1994.

Linda Brake
Notary Public

My Commission Expires: 11-25-95.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda Brake of the state and county mentioned, personally appeared JERRY FRIDRICH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of DAVIDSON STREET LAND VENTURE, the within named bargainor, a Joint Venture that he as such Joint Venturer, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 1994.

Linda Brake
Notary Public

My Commission Expires: 11-25-95.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda Brake of the state and county mentioned, personally appeared RICHARD L. SPEED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of DAVIDSON STREET LAND VENTURE, the within named bargainor, a Joint Venture that he as such Joint Venturer, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 1994.

Linda Brake
Notary Public

My Commission Expires: 11-25-95.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $470,000.00.

AFFIANT

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: Nov. 22, 1997.

EXHIBIT A

Being Lot No. 4 on the plan of Section 4, (Revised) Inner-City Industrial Park, as of record in Plat Book 4595, page 43, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING on the southerly right of way of Davidson Street at the common corner of Lot No. 6, on the plan of Section 6, Inner-City Industrial Park, as of record in Plat Book 5190, page 358, said Register's Office, and the northwesterly corner of the herein described tract; thence continuing with said right of way N 77° 29' 00" E, 123.26 feet to a point in said right of way; thence continuing with said right of way N 71° 53' 50" E, 107.45 feet to the northeasterly corner of the herein described tract; thence leaving aforesaid right of way and running S 18° 06' 10" E, 283.07 feet to a witness point, thence continuing along the same line another 35.75 feet in all a total of 318.82 feet to the Cumberland River and being the southeasterly corner of the herein described tract; thence with said river S 76° 09' 00" W, 261.30 feet to the southwesterly corner of the herein described tract; thence leaving said river and running N 12° 31' 00" W, 34.96 feet to a witness point thence continuing along the same line 277.97 feet in all a total of 312.93 feet to the southerly right of way of Davidson Street and the point of beginning.

67927

IDENTIF. & REFERENCE

94 JUL -5 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

(a) Taxes for 1994, a lien but not yet due and payable. Map 938, Parcel 83;

(b) Cheatham Dam Flowage Easement of record in Book 2199, page 71, said Register's Office.

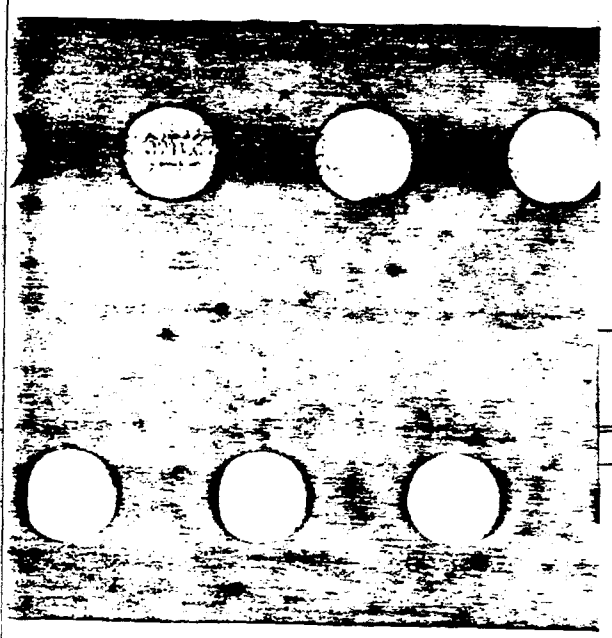
(c) Sewer line easement of record in Book 2297, page 185, said Register's Office.

(d) 25 foot easement to Louisville and Nashville Railroad Company of record in Book 4172, page 165, said Register's office.

(e) Any and all matters shown on the plan of Inner-City Industrial Park, Section 4, of record in Plat Book 4595, page 43, said Register's Office.

(f) A 20 foot permanent easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 5511, page 232, said Register's Office.

3536 07/05 0101 03CHECK 1760.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

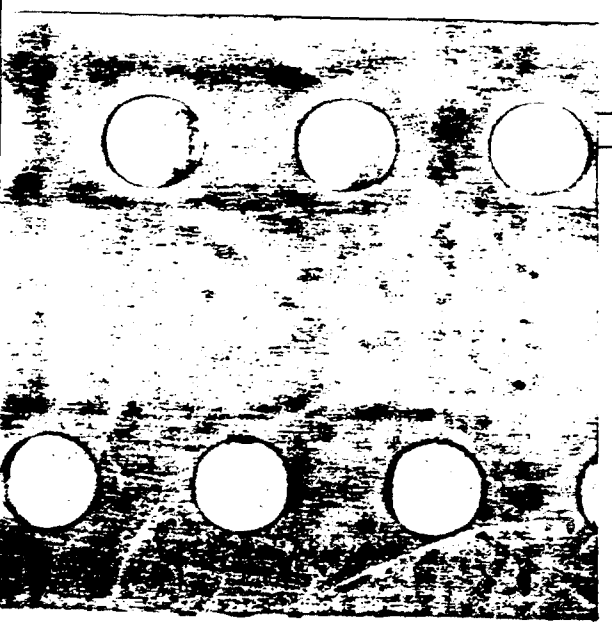
FOR _____ BOOK 9398 PAGE 154

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 470000.00
CON TX 1739.00
PRFEE 1.00
WDEED 20.00
TOTAL 1760.00
CHECK 1760.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



67927
IDENTIF. & REFERENCE

94 JUL -5 PM 3:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810184