THIS INSTRUMENT WAS PREPARED BY:
LOWE'S COMPANIES, INC., REAL ESTATE DEPT.
1203 SCHOOL STREET, WILKESBORO, NC 28697

Bok 34

SPECIAL WARRANTY DEED

BOOK 9783 PG 610

THIS DEED, made and entered into this 28th day of August, 1995, by and between LOWE'S HOME CENTERS, INC., a North Carolina corporation, formerly Lowe's Investment Corporation, a North Carolina corporation, (hereinafter called the "Grantor"); and LINEBERRY PROPERTIES, INC., a Tennessee corporation, (hereinafter called the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, that certain piece or parcel of real property containing approximately 6.09 acres located in the 11th Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows:

See Attached Exhibit "A"

SUBJECT TO (i) the matters expressly set forth on attached Exhibit "B" made a part hereof, and (ii) those restrictions set forth on attached Exhibit "C" made a part hereof, Grantor will warrant specially and forever defend the right and title to the real property conveyed herein unto Grantee, its successors and assigns, against the lawful claims of persons claiming by, through or under Grantor, but not further or otherwise.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, together with all of the rights, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor does hereby declare under penalty as provided by law that the consideration paid for this transfer is Eight Hundred Twenty Five Thousand Dollars ($825,000.00).

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto signed by its proper officer thereunto duly authorized this day and date first above written.

00965146
IDENTIFICATION REFERENCE

95 SEP -5 AM 10:26
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

LOWE'S HOME CENTERS, INC.

By: _____ (SEAL)
J. Gregory Dodge
Sr. Vice President

ODM
RAG

STATE OF NORTH CAROLINA)
COUNTY OF WILKES; To-Wit)

0057 09/05 0101 03CHECK 3069.50

The foregoing instrument was acknowledged before me this 28th day of August, 1995, by J. Gregory Dodge, Sr. Vice President of Lowe's Home Centers, Inc., a North Carolina corporation, on behalf of the corporation.

(Official Seal)

SUZANNE S. BARROWS NOTARY PUBLIC WILKES COUNTY, N.C.

My commission expires: 7-17-99

_____
Notary Public

ADDRESS NEW OWNER
Lineberry Properties, Inc.
116 Lineberry Blvd.
Mt. Juliet, TN 37122

SEND TAX BILLS TO
SAME

MAP 43-05 PARCEL 43.00

EXHIBIT "A"

All that tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee, including an acreage tract and Lot Nos. 5, 6 and 7 of the northerly 50 feet of Lot 8 of Block A on the Plan of Crestview Estates, of record in Book 843, page 81, said Register's Office, said acreage tract and Lots being collectively described according to a survey of A & A Engineers, Inc. dated March 5, 1977, as follows:

BEGINNING with an iron pin located in the eastern right-of-way margin of Gallatin Road also being 331.04 feet north of the centerline of Roosevelt Avenue; thence with said eastern right-of-way margin north 6 degrees 41 minutes 03 seconds east 249.77 feet to an iron pin; thence leaving said right-of-way south 88 degrees 02 minutes 44 seconds east 867.60 feet to an iron pin; thence north 5 degrees 57 minutes 16 seconds east 254.35 feet to an iron pin located in the southern right-of-way of Anderson Lane; thence with said right-of-way south 88 degrees 20 minutes 58 seconds east 20.06 feet to an iron pin; thence leaving said right-of-way south five degrees 57 minutes 16 seconds west 224.80 feet to an iron pin; thence south 83 degrees 41 minutes east 155.4 feet to an iron pin the western right-of-way margin of Brooks Avenue; thence with said right-of-way south 6 degrees 19 minutes west 353.0 feet to an iron pin; thence leaving said right-of-way north 83 degrees 41 minutes west 155.4 feet to an iron pin; thence south 6 degrees 34 minutes 51 seconds west 22.78 feet to an iron pin; thence north 81 degrees 15 minutes 01 seconds west 626.97 feet to an iron pin; thence north 83 degrees 18 minutes 57 seconds west 260.0 feet to the POINT OF BEGINNING, containing 7.36 acres.

Being Parcel 3 of the property conveyed to Lowe's Investment Corporation, a North Carolina corporation, now known as Lowe's Home Centers, Inc., a North Carolina corporation by deed from Homecrafters Centers, Inc., a Delaware corporation of record in Book 6187, page 976, said Register's Office.

INCLUDED in the above description, but EXCLUDED from conveyance, is the following described property:

LAND in the 11th Civil District of Davidson County, Tennessee, being the southerly 68.0 feet of Lot No. 7 and the northerly 50 feet of Lot No. 8 of Block A on the Plan of Crestview Estates, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said southerly 68 feet of Lot No. 7 and the northerly 50 feet of Lot No. 8 adjoin together and front 118.0 feet on the westerly side of Brooks Avenue and run back between parallel lines a distance of approximately 155.4 feet to a dead line in the rear.

BEING the same property conveyed to Sammy Platt and wife, Evelyn Platt, by deed from Moore-Handley, Inc. of record in Book 5802, page 292, said Register's Office.

ALSO INCLUDED in the first description above, but EXCLUDED from conveyance, in the following described property:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 5 and 6 and the northerly 33 feet of Lot No. 7 of Block A on the Plan of Crestview Estates, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 5 and 6 and the northerly 33 feet of Lot No. 7 adjoin together and front 235.0 feet on the westerly side of Brooks Avenue and run back between parallel lines a distance of approximately 155.4 feet to a dead line in the rear.

BEING the same property conveyed to David M. Shearon and wife, Patricia Shearon and Mike S. Kassyski and wife, Dorothy Kassyski, by deed from Moore-Handley, Inc. of record in Book 5802, page 295, said Register's Office.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

This conveyance is further made subject to any exceptions, restrictions, conditions, easements, liens or other encumbrances of record or that would be disclosed by a current American Land Title Association ("ALTA") survey of the property, including but not limited to the following:

1. That certain 20 foot public utility and drainage easement, of record in Plat Book 5210, page 247, Register's Office of Davidson County, Tennessee.

2. That certain 20 foot sewer easement, of record in Plat Book 5210, page 247, Register's Office of Davidson County, Tennessee.

3. That certain sewer easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5613, page 245, Register's Office for Davidson County, Tennessee.

4. That certain Month-to-Month Lease Agreement dated June 20, 1995, by and between Lowe's Home Center's, Inc. and Auto Trim Design, Inc.

This conveyance is further made subject to any zoning, restrictions, prohibitions or other requirements imposed by governmental authority, and to the lien of ad valorem taxes for the year 1995 and subsequent years.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95.

Notary Public

MY COMMISSION EXPIRES: 2-27-97

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

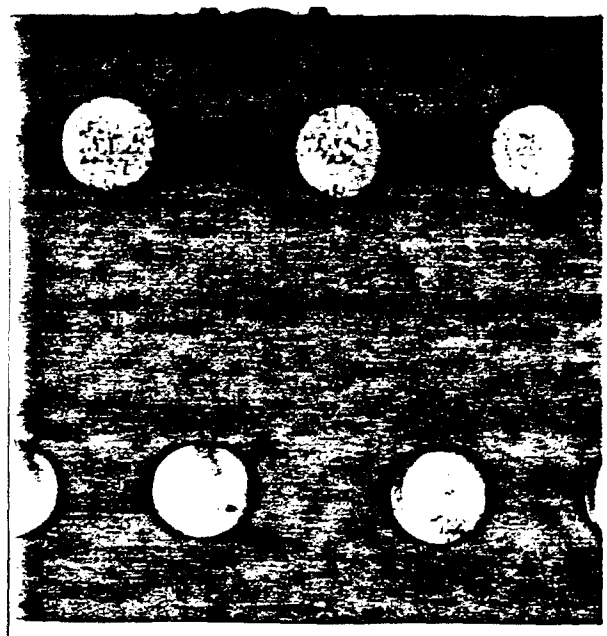
EXHIBIT "C"

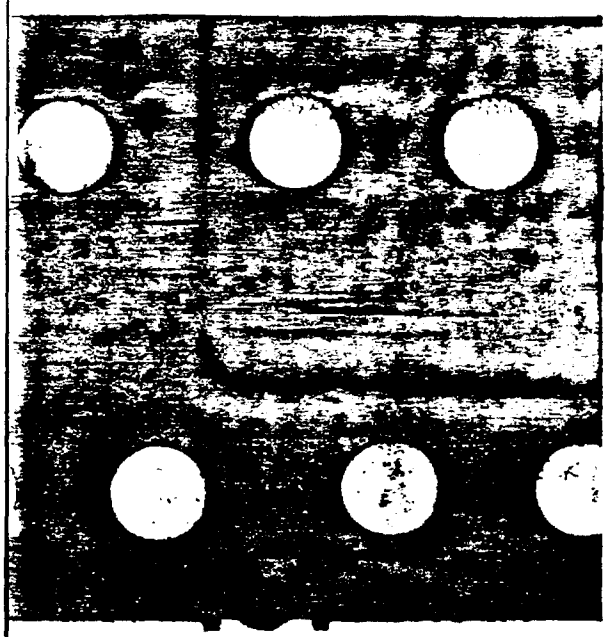
DEED RESTRICTIONS

For a period of five (5) years from the date of recordation of this Deed, party of the second part, its successors and assigns, shall not use or permit the occupancy or use of any space upon the real property described in Exhibit "A" for the purposes set forth herein and shall not use or permit the occupancy or use of any space upon any adjoining real property that makes use of the real property described in Exhibit "A" for access, parking or as part of a larger unified development for the purposes set forth herein, said purposes as follows:

(A) Paint Store
(B) Appliance Store
(C) Home Electronics Store
(D) Lawn and Garden Store
(E) Hardware Store
(F) Lumber Yard
(G) Decorating Center (floor and/or wall coverings)
(H) Building Supply Center
(I) Home Improvement Center
(J) Home Improvement Warehouse

These restrictions or exclusive rights shall also apply to prohibit a larger business having space in its store devoted to selling the categories of merchandise commonly sold by the above referenced types of businesses.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9783 PG 614

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
825000.00
DON TX 3052.50
PRFEE 1.00
WDEED 16.00
TOTAL 3069.50
CHECK 3069.50
09/05/95 01 10:28 0001 0057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0096546
IDENTIF. # REFERENCE

95 SEP -5 AM 10:26
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 948957