BOOK 9965 PG 806

429303

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

Bc 1'6
VJV

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Perkins Land, L.P. c/o Crowe-Proctor Corp. 650 Wedgewood Ave. Nashville, TN 37203	Same	104-6-30

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WESTERN WHOLESALE APPLIANCE, INC., a California corporation, also known as Western Wholesale Appliance Co., ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PERKINS LAND, L.P., a Tennessee limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as West Park Office Building at 3212 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 1st day of March, 1996.

WESTERN WHOLESALE APPLIANCE, INC.

By: _____
Stuart Speyer, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Stuart Speyer, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Western Wholesale Appliance, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 1st day of March, 1996.

Mary Morgan Bryan
Notary Public

My Commission Expires:
8-27-99

NOTARY PUBLIC DAVIDSON LARGE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $2,150,000.

Patrick O. Crouton, V.P.
Affiant

Subscribed and sworn to before me, this 1st day of March, 1996.

Notary Public

My Commission Expires:

3-22-97

0156057

IDENTIF. & REFERENCE

96 MAR -4 AM 10:14

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

BOOK 9965 PG 808

Being a parcel of land in Nashville, First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Acklen Park Drive and Park Drive, being Lot No. 1A as shown on the Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly right of way line of Park Drive said point being N 43 deg. 49' E, 100.00 feet from the easterly right of way of Acklen Park Drive, extended; thence, with said right of way line S 43 deg. 49' W, 55.50 feet to a point; thence, continuing with said right of way line with a curve to the right 72.29 feet to a point in the easterly right of way line of Acklen Park Drive; said curve having a central angle of 84 deg. 25", a radius of 49.06 feet, a tangent of 44.50 feet, and a chord of S 86 deg. 01' 30" W, 65.92 feet; thence, with said right of way line N 51 deg. 46' W, 155.50 feet to the point of intersection with the southerly right of way line of Hill Crest Place, thence with said right of way line N 43 deg. 49' E, 100.00 feet to a point; thence, leaving said right of way with the westerly line of property conveyed to Blue Cross and Blue Shield of Tennessee, by deeds of record in Book 8389, pages 145 and 151, said Register's Office, S 51 deg. 46' E 200.00 feet to the point of beginning; containing 19,495 square feet or 0.45 acres, more or less.

Being the same property conveyed to Western Wholesale Appliance Co., a California corporation, by deed from Midwest Folding Products Sales Corp., of record in Book 8907, page 411, Register's Office for Davidson County, Tennessee.

EXHIBIT B

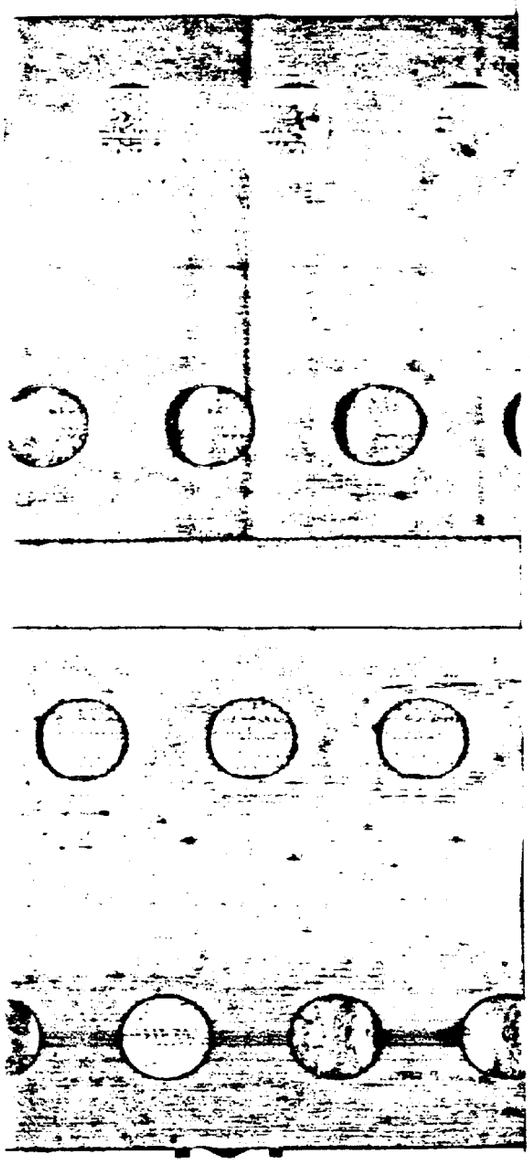
1. Taxes for 1996 and thereafter, a lien not yet due and payable.

2. Restrictive Covenants of record in Book 7358, page 1, Register's Office for Davidson County, Tennessee.

3. Matters shown on survey by Barge, Waggoner, Sumner & Cannon, dated October 12, 1983, last revised January 4, 1996, File No. 8590-03.

4. Rights of tenants in possession as tenants only.

1039 03/04 0101 03CHECK 7972.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 810

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	2150.00
			CON TX	7955.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	7972.00
			CHECK	7972.00
03/04/96	01	10:16	0001	4039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156057 IDENTIF. # REFERENCE

96 MAR -4 AM 10:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012162