File 14095 File Box 9B
(First Title & Escrow

BOOK 10207 PG 284

This Instrument Was Prepared By:

Color Tile, Inc.
515 Houston Street
Fort Worth, TX 76102

Address New Owner(s):	Send Tax Bills to:	Map: 133-10
B&B Realty, L.L.C. of Tennessee, a Tennessee Limited Liability Company 6227 Bridlewood Lane Brentwood, TN 37027	New Owner	Parcel: 43

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no Cents ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Color Tile, Inc., a Delaware corporation, Debtor in Possession ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to B & B Realty, L.L.C. of Tennessee, a Limited Liability Company ("Grantee"), its successors, heirs and assigns all that tract and parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 3734 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and is successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 25th day of September, 1996.

GRANTOR:

COLOR TILE, INC., a Delaware Corporation, Debtor in Possession

Alan J. Bethscheider
Executive Vice President
- Administration and Secretary

96 SEP 30 PM 12:30

REGISTER
DAVIDSON COUNTY, TN.

0230701

IDENTIFICATION REFERENCE

g:\grayd\wpdata\hartley\deeds\8756.doc

BOOK 10207 PG 285

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan J. Bethscheider, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executive Vice President - Administration of Color Tile, Inc. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of September, 1996.

Notary Public

DEBRA J. GRAY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 9-13-98

My Commission Expires: 9-13-98

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

Subscribed and sworn to before me this 25th day of September 1996.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/23/98

.g:\grayd\wpdata\hartley\deeds\8756.doc

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of J. Redd & Associates' Property, as shown on plat of record in Plat Book 5060, page 126, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Beginning at a point in the easterly margin of Nolensville Road, said point being the northwesterly corner of the herein described tract and the southwesterly corner of Lot No. 1; thence with the southerly line of Lot No. 1 South 87 deg. 33 min. 00 sec. east 150.00 feet to a point, said point being the southeast corner of Lot No. 1; thence south 45 deg. 01 min. 55 sec. east 150.83 feet to a point; said point being the southeast corner of the herein described tract and northeast corner of Lot No. 2; thence with the northerly line of Lot No. 2 south 85 deg. 57 min. 09 sec. west 200.00 feet to a point; said point being in the easterly margin of Nolensville Road; thence with the said margin of Nolensville Road north 24 deg. 10 min. 45 sec. west 139.35 feet to the point of beginning.

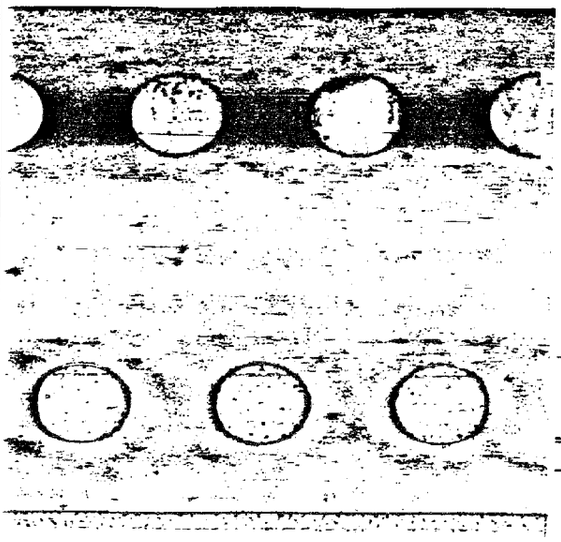
Being the same property conveyed to Color Tile Supermart, Inc. by deed of record in Book 8489, page 948, said Register's Office. By Certificate of Ownership and Merger of record in Book 8489, page 948, the said Color Tile Supermart, Inc. has merged into Color Tile, Inc.

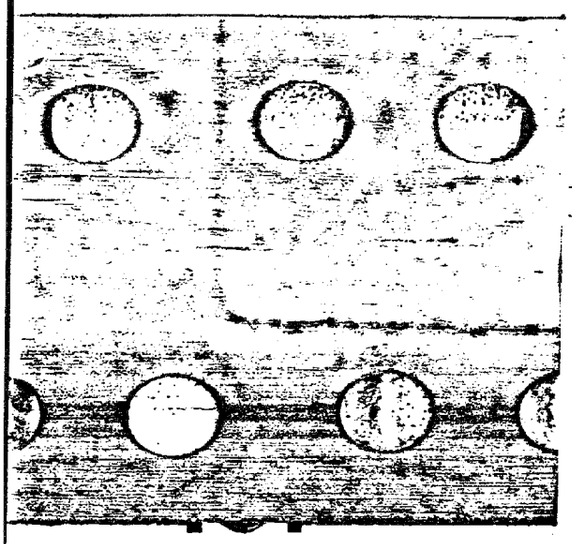
EXHIBIT "A"

(1) All matters appearing on the Plan of record in Book 5060, page 126, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

4264 09/30 0101 03CHECK 1339.75





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

RECEIVED OF _____

FOR _____

BOOK 10207 PG 288

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	
				357500.00
			CON TX	1322.75
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	1339.75
			CHECK	1339.75
09/30/96		01	12:34	0001 4264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230701
IDENTIF. # REFERENCE

96 SEP 30 PM 12:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1036656