THIS INSTRUMENT PREPARED BY:

Charles G. Cornelius, Esq.
511 Union Street, Suite 2700
Nashville, Tennessee 37219

BOOK 10280 PG 580

62

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel #s:
Cumberland Materials, Inc.		
P.O. Box 90999	same	91-28
Nashville, TN 37219-2319		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Temco Fireplace Products, Inc. (formerly Temtex Products, Inc.), a Texas Corporation, has this day bargained and sold, and does hereby transfer and convey to Cumberland Materials, Inc., the Grantee herein, its successors, and assigns, all of its right, title, and interest in and to certain land, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, located at 61st Avenue, (formerly Depot Street), and Nashville, Chattanooga and St. Louis Railway, and more particularly described as follows:

Beginning at the southwest corner of the lot heretofore conveyed to the Nashville, Chattanooga and St. Louis Railway by the Nashville Land Improvement Company, by deed of record in Book 221, page 278, of the Register's Office of Davidson County, Tennessee; this point being an iron stake in the east margin of 61st Avenue (formerly Depot Street); thence, with the south boundary line of said lot, south 48 deg. 52 minutes east, 390 feet to an iron stake, being the southeast corner of said railway lot; thence south 40 deg. 21 minutes west, 432.3 feet to an iron stake; thence north 62 deg. 10 minutes west 297.5 feet to an iron stake on the east margin of 61st Avenue (Depot Street) and including within the property, north of and adjoining on this line, a 25 foot street, and thence with the east margin of 61st Avenue (formerly Depot Street), north 29 deg. 15 minutes east, 511.9 feet to the beginning point, containing 3.686 acres, more or less.

Being the same property conveyed to Temco Fireplace Products, Inc. by Warranty Deed from First American National Bank, Trustee, of record, in Book 5684, page 581 of the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

J.P. Brandstetter

Sworn to and subscribed before me this 4th day December, 1996.

Danielle B. Smith
Notary Public

My Commission Expires: 5/3/97

DANIELLE E. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property, known as 1710 61st Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns. Grantor covenants and binds itself and its successors to specially warrant and defend the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is also subject to property taxes for 1996 to be paid by Grantee, any matters of record prior to Grantor's ownership, and any matters shown on the survey of L. Steven Bridges, Jr. dated December 20, 1995.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 3rd day of December, 1996.

0252693
IDENTIF. & REFERENCE

96 DEC -4 PM 3:29
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

Temco Fireplace Products, Inc.

By: E R Buford
E. R. Buford, President

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, Gay N. Sherbert, a Notary Public for the State and County aforesaid, E. R. Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Temco Fireplace Products, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of December, 1996.

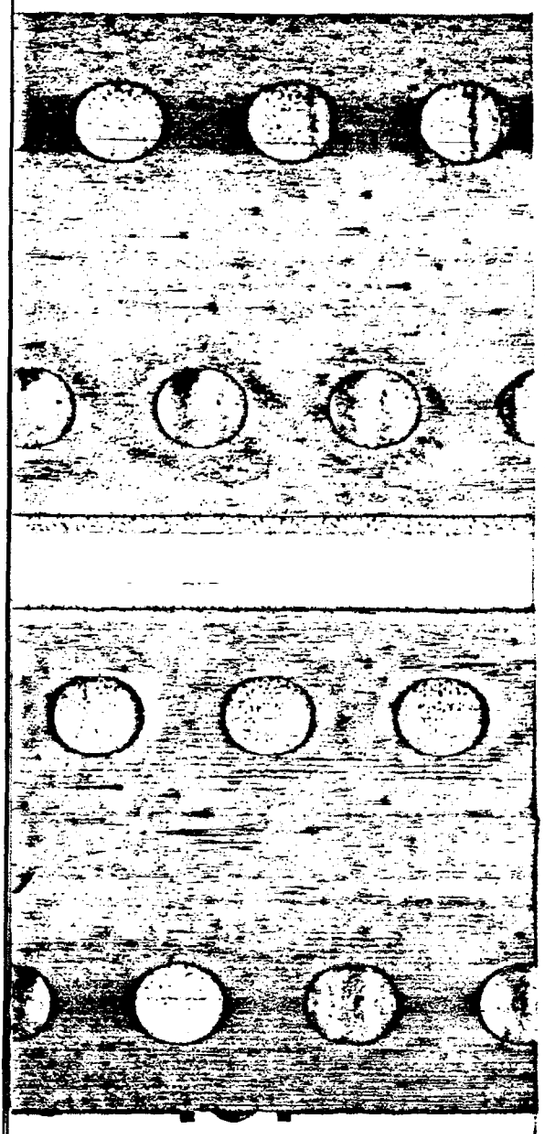
NOTARY PUBLIC STATE OF TEXAS
GAY N. SHERBERT
Notary Public, State of Texas
My Comm. Expires 05/27/00

Gay N Sherbert
Notary Public

My commission expires:

September 27, 2000

2074 12/04 0101 03CHECK 1581-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10280 PG 582

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
425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 8.00
TOTAL 1581.50
CHECK 1581.50

12/04/96 01 15:33 0001 2074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252693
IDENTIF. # REFERENCE

96 DEC -4 PM 3:29

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

No. 1094734