BOOK 11077 PAGE 422 0478317

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

98 AUG 21 PM 4:08

REGISTER
DAVIDSON COUNTY, TN.

BOX #14A
G#11485-2

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Freeman Family Limited Partnership 109 Murphy Court Nashville, TN 37203	"New Owner"	Map 118-15-0 Parcel 016.00 FB #06DA-35210

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NASHVILLE SHOWROOM PROPERTIES, a Tennessee general partnership acting as a joint venture**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 of the First Revision, Nashville Showroom Properties, Powell Avenue, as of record in Plat Book 5060, Page 67, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the South property line now or formerly owned by Home Depot U.S.A., Inc., at a corner common with the West right-of-way line of Powell Place; thence, with the West right-of-way line of Powell Place, South 32° 23' 00" East, 280.00 feet to an iron rod set in the North property line now or formerly owned by Tennessee Development Company, as of record in Book 1561, Page 117, said Register's Office; thence, with Tennessee Development Company South 57° 29' 00" West, 340.00 feet to an iron rod set in the East right-of-way line of CSX Transportation; thence, with the East right-of-way line of CSX Transportation, North 32° 23' 00" West, 280.00 feet to an existing concrete monument at a corner common with Home Depot U.S.A., Inc.; thence, with Home Depot U.S.A., Inc., North 57° 29' 00" East, 340.00 feet to the point of BEGINNING, containing 95,200 square feet, 2.186 acres, more or less.

BEING part of the same property conveyed to Nashville Showroom Properties, a joint venture, by Deed from Tennessee Development Company, a Tennessee corporation, of record in Book 4942, Page 217, and as corrected in Book 5019, Page 592, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 100 Powell Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those items identified on **Exhibit "A"**; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of August, 1998.

NASHVILLE SHOWROOM PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP ACTING
AS A JOINT VENTURE

BY: _____
J. TERRY OLIVE
Managing Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. TERRY OLIVE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Joint Venturer of NASHVILLE SHOWROOM PROPERTIES, the within named bargainor, a Tennessee general partnership acting as a joint venture, and that he as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 21st day of August, 1998.

My Commission Expires: May 27, 2001

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,125,000.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of August, 1998.

My Commission Expires: May 27, 2001

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

Permitted Encumbrances

1. 1998 Metro Taxes and subsequent years, a lien but not yet due and payable.

2. The Plan of record in Book 5060, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Matters shown on ALTA/ACSM Land Title Survey of Lot No. 1 of the First Revision Nashville Showroom Properties dated October 4, 1996; revised December 4, 1996; April 8, 1998; July 21, 1998; and, August 18, 1998, prepared by Cherry Land Surveying.

4. Easement for Water Mains, Sanitary Sewers and/or Storm Drainage, of record in Book 4986, Page 175, in Book 5813, Page 639, and in Book 5813, Page 642, Register's Office for Davidson County, Tennessee.

5. Right-of-Way Easement to Nashville Gas Company, of record in Book 2137, Page 217, Register's Office for Davidson County, Tennessee.

6. Easement for 50 foot roadway along North line of the property, as set out in Book 1643, Page 603, and in Book 1915, Page 8, Register's Office for Davidson County, Tennessee.

7. Power Line Easement of record in Book 1636, Page 93, said Register's Office.

8. Easement for railroad spur tracts of record in Book 1813, Page 205, said Register's Office.

9. TVA easement of record in Book 1561, Page 117, said Register's Office.

10. Subject to Charter Right-of-Way of CSX Transportation, Inc., formerly Louisville and Nashville Railroad.

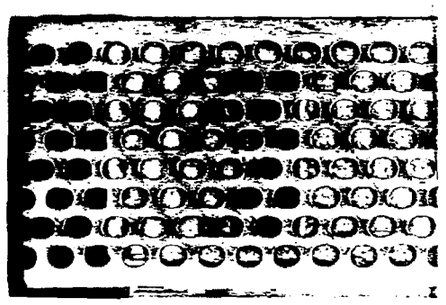
11. Easement for the flow of creeks or drains through the subject property.

12. Riparian rights and neither guaranteed nor insured.

13. Agreement to Modify and Amend Access Easement of record in Book 10609, Page 611, Register's Office for Davidson County, Tennessee.

C:\KG\FREEMAN.WD

98084 08/21 01:01 CHECK 7877.50



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

RECEIVED OF _____

FOR _____

BOOK 11077 PAGE 425

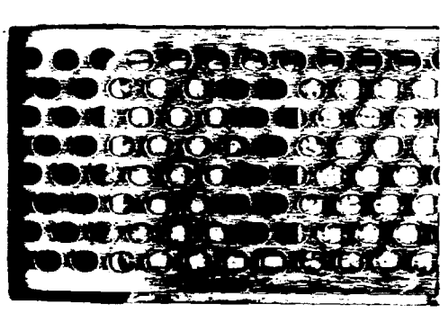
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	2125000.00
CON TX	7862.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	7877.50
CHECK	7877.50

08/21/98 01 16:08 0001 0584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047831.7
IDENTIF. # REFERENCE

98 AUG 21 PM 4:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1336079