This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Address of New Owner:
Ed's Supply Company, Inc.
711 Sixth Avenue South
Nashville, TN 37203

Send tax Bills To:
Same
Map and Parcel No.(s):
93-14: 421,422,423
93-15: 131

FOR AND IN CONSIDERATION of the sum of ten dollars ($10) cash, and other good and valuable consideration, EDCO REALTY COMPANY, a sole proprietorship owned by EDWARD C. KENNEDY ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto ED'S SUPPLY COMPANY, INC., a Tennessee corporation ("Grantee") its successors and assigns, the parcels of real estate described in the attached Exhibit A (collectively, the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors assigns forever. Grantor covenants that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is unencumbered except for(i) 1998 metropolitan property taxes and (ii) as disclosed in the attached Exhibit A.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the claims of all persons.

Witness my hand this 30TH day of September, 1998.

Edco Realty Company,
a Sole Proprietorship

By: Edward C. Kennedy
EDWARD C. KENNEDY
Owner/Proprietor

Edward C Kennedy
EDWARD C. KENNEDY
Individually

0495294
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 12:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Grantor's spouse, Helen L. Kennedy, has joined in this conveyance for the purpose of conveying and releasing any rights, marital or otherwise, that she may have in the Property.

Helen L. Kennedy
HELEN L. KENNEDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert A Watson, a Notary Public in and for said county and state, EDWARD C. KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of September, 1998.

Robert A Watson
Notary Public

My Commission Expires:
May 26, 2002

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Rebecca L. Moriarity, a Notary Public in and for said county and state, HELEN L. KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of September, 1998.

Rebecca Lynn Moriarity
Notary Public

My Commission Expires:
November 28, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Ed's Supply Company, Inc.
Affiant

By: James H. Byram
James H. Byram
President

Subscribed and sworn to before me, this the 30th day of September, 1998.

Robert A. Watson
Notary Public

My Commission Expires:
May 26, 2002

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

PARCEL 1: Being Lot No. 328 on the Plan of Ewing and Wetmore's Addition to South Nashville, as of record in Book 14, page 202 & 203, Register's Office for Davidson County Tennessee.

Said Lot No. 328 fronts 30 feet on the easterly side of Ewing Avenue and runs back between parallel lines 130 feet to an alley.

Parcel 2: Being Lot No. 329 on the Plan of Ewing and Wetmore's Addition to South Nashville, as of record in Book 14, pages 202 & 203, Register's Office for said County.

Said Lot No. 329 fronts 30 feet on the easterly side of Ewing Avenue and runs back between parallel lines 130 feet to an alley.

PARCEL 3: Being Lot No. 330 on the Plan of Ewing, Wetmore, and Other's Addition to South Nashville, as of record in Book 14, pages 202 & 203, Register's Office for said County.

Said Lot No. 330 fronts 30 feet on the easterly side of Ewing Avenue and runs back between parallel lines, with the northerly margin of an alley, 130 feet to an alley in the rear.

Lot No. 330 is subject to a permanent easement and right of way in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as described in Deed Book 8980, Page 1, Register's Office for Davidson County.

Parcels 1, 2 and 3 being a part of the same property conveyed to Edward C. Kennedy d/b/a Edco Realty Co. from Edward C. Kennedy and Wallace E. Nance, Jr., partners d/b/a Edco Realty Co. by deed of record in Book 5557, page 248, Register's Office for Davidson County, Tennessee.

Parcel 4. Being Lot No. 15 on the Plan of James P. Clark in South Nashville, as of record in Plan Book 1, page 98, Chancery Court for said County.

Said Lot No. 15 fronts 50 feet on the east side of 6th Avenue South and extends back between parallel lines 210 feet to an alley.

Parcel 5. Being part of Lot No 14 in James P. Clark Estate Subdivision of Lot No. 106 and other lots of the Barrow Grove Plan or record in Plan Book No. 1 page 98, Chancery Court at Nashville and described as follows:

Beginning in a northerly line of Oak Street at a point 130 feet easterly from the easterly line of High Street and running easterly with Oak Street, 80 feet to an alley; thence northerly with the

EXHIBIT A CONTINUED

westerly line of said alley 50 feet thence at right angles westerly 80 feet and thence at right angles southerly 50 feet to the beginning corner.

Parcel 6. Being the westerly 130 feet of Lot No. 14 on the plan of the Subdivision of the James P. Clark property as of record in Plan Book 1, page 98, Chancery Court at Nashville.

Said part of Lot No. 14 fronts 50 feet on the easterly side of 6th Avenue, South, formerly High Street, and runs back between parallel lines with the northerly margin of Oak Street 130 feet to a dead line; including but excluding therefrom a triangular strip of land off the front of said property conveyed to the City of Nashville by deed from Elizabeth Sharpe of record in Book 840, page 509, Register's Office for said County, described as follows:

Beginning on the easterly margin of 6th Avenue South at a point 47.13 feet North of the Northerly margin of Oak Street; thence with the easterly margin of said Avenue southwardly 47.13 feet to the northerly margin of Oak Street; thence with said street, eastwardly 38.25 feet; thence northwestwardly 47.13 feet, more or less, to the beginning.

Parcels 4, 5, and 6 being the same property conveyed to Edco Realty Company, a sole proprietorship owned by Edward C. Kennedy, from Hermitage Electric Supply Corporation, a Tennessee corporation, by deed of record in Deed Book 5914, Page 741, Register's Office for Davidson County, Tennessee.

C:\Docs\GP\Ed'sBuyout\Docs\RealEstate\Deed.wpd

The above properties are subject to the following:

All matters shown on the plans of record in Book 14, page 202 and 203 in said Register's Office and Chancery Court Plan Book 1, page 98.

8673 10/02 0101 03CHECK 1706-50

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

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 21

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 455000.00
				CON TX 1683.50
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 1706.50
				CHECK 1706.50
10/02/98	01			12:44 0001 8673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495294
IDENTIF. # REFERENCE

98 OCT -2 PM 12:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353956