HI
JBC

GENERAL WARRANTY DEED

TO: Horrell Properties, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC SunTrust Center, Suite 1800 Nashville, TN 37219

FROM: Rugby Building Products, Inc., a Delaware corporation and successor by merger with V.P. Winter Distributing Co., a Rhode Island corporation and successor by merger with Addison Corporation, a Georgia corporation

BOOK 11530 PG. 225

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Horrell Properties, Inc. 3030 Sidco Drive Nashville, TN 37204	Same	Map 118-16-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0460 06/16 0101 03CHECK 4093.00

The actual consideration for this transfer is $1,100,000.00.

Steve Howell, President
Affiant

Sworn to and subscribed before me,
this 15th day of June, 1999.

Deborah A. Hughes
Notary Public

My Commission Expires: 7/24/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations,

the receipt of which is hereby acknowledged, **Rugby Building Products, Inc.,** a Delaware corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Horrell Properties, Inc.,** a Tennessee corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

Seller is the successor by merger with V.P. Winter Distributing Co., a Rhode Island corporation, on January 1, 1995, a copy of said merger documents being recorded on December 29, 1994, in the Office of the Delaware Secretary of State. V.P. Winter Distributing Co. is the successor by merger with Addison Corporation, a Georgia corporation, on December 31, 1994, a copy of said merger documents being recorded on December 30, 1994, in the Office of the Rhode Island Secretary of State

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

Seller does covenant with the Buyer that Seller is lawfully seized and possessed of the Property in fee simple, Seller has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference, to which this conveyance is made subject.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth herein). Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 14 day of June, 1999.

SELLER:

RUGBY BUILDING PRODUCTS, INC., a Delaware corporation

By: _____

Title: Secretary

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, THERESA J. SAWYER, a Notary Public of said County and State, personally appeared MICHAEL CLARKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SECRETARY (or other officer authorized to execute the instrument) of RUGBY BUILDING PRODUCTS, INC., the within named bargainor, a corporation, and that he as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as MICHAEL CLARKE.

Witness my hand and seal, at Office, this 14th day of June, 1999.

Theresa J. Sawyer
Notary Public

My Commission Expires: _____

THERESA J. SAWYER NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES OCT. 5 2001

EXHIBIT A

Property Description

Land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Sidco Drive and Fontana Avenue being Lots 68, 69, 70 and 71 as shown on the Plan of Sidco, Section Two of record in Plat Book 2331, Page 93, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Sidco Drive at the southwest corner of herein described parcel, said point being S02 degrees 40' 00" W, 33.64 feet along said margin from a concrete monument;

Thence, with said Sidco Drive, N02 degrees 40' 00" E, 380.12 feet to a point;

Thence, with a curve concave to the east having a central angle of 90 degrees 00' 00", a radius of 50.00 feet and a chord of N47 degrees 40' 00" E, 70.71 feet for an arc length of 78.54 feet to a point in the southerly margin of Fontana Avenue;

Thence, with said southerly margin, S87 degrees 20' 00" E, 180.00 feet to a point;

Thence, leaving said margin, with the westerly line of Sidco, Section Three of record in Plat Book 2663, Page 41, R.O.D.C., S02 degrees 40' 00" W, 430.12 feet to a point;

Thence, with the north line of John B. Garrett Loge No. 711, F&AM of record in Deed Book 2652, Page 361, R.O.D.C., N87 degrees 20' 00" W, 230.00 feet to the point of beginning, containing 98,391 square feet or 2.26 acres, more or less. According to a survey by Crawford Land Surveyors, P.C. (William C. Cockrill, Tennessee Registered Land Surveyor No. 1401), dated June 9, 1999.

Being the same property conveyed to Addison Corporation, by Deed from Prospect Hill Resources, Inc., of record in Book 6520, page 28, Register's Office for Davidson County, Tennessee. Rugby Building Products, Inc. is the successor in interest to Addison Corporation.

EXHIBIT B

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PERMITTED EXCEPTIONS

1. 1999 State and County taxes for Tracts 1 and 2, a lien not yet due and payable.

2.. All matters shown on Plat recorded in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

3. Easement as set out in the deed from G.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, recorded in Book 2486, page 314, said Register's Office.

4. Instrument recorded in Book 2499, page 79, said Register's Office.

5. Instrument recorded in Deed Book 3434, page 174, said Register's Office.

6. Sewer easements and railroad track easement of the L & N Railroad Company along the eastern boundary of said property as shown and set forth on the Plan of SIDCO Subdivision, Section II, of record in Book 2331, page 93, said Register's Office; the ownership of and rights of Grantor to any and all sewer lines and other utilities which are presently or may, in the future, be installed in, on or across said property within the boundaries of said railroad lead track easement under the provisions of that instrument of record in Book 2499, page 79, said Register's Office, and building setback lines shown on said plan of said subdivision.

7. The exception and reservation in favor of the United States of America, in and to all fissionable materials as described and set forth in that certain deed from the United States of America to DeWitt Carter, Trustee, of record in Book 2152, page 347, said Register's Office, to which reference is hereby made for accurate description thereof.

8. Rights of the Railroad under a Charter Right-of-Way.

99 JUN 16 AM 11:02
RECEIVED & RECORDED
REGISTER
DAVIDSON CO., TN.
06000466

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 230

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600466

IDENTIFICATION REFERENCE

99 JUN 16 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	1100000.00
CON TX	4070.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	4093.00
CHECK	4093.00

06/16/99 01 11:06 0001 0460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479062