LDL 37

BOOK 11532 PAGE 649

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Contractors Tile Company, Inc. Attn: David Longworth 4401 Michigan Avenue Nashville, TN 37209	Same	091-08-0 221.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **4400 MICHIGAN, LLC**, a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **CONTRACTORS TILE COMPANY, INC.** ("Grantee"), a Tennessee corporation, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

1125 06/17 0101 03CHECK 570.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Wm. David Longworth
Affiant

Subscribed and sworn to before me this 17th day of June, 1999.

Barbara Kennard
Notary Public
My Commission Expires: 11-27-99

0566125.01
000032-000 06/10/1999

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 17TH day of June, 1999.

4400 MICHIGAN, LLC

By: _____
Randy Darnell, Secretary/Treasurer

This is unimproved property, known as 4407 Michigan Avenue in Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BARBARA KIMMONS the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randy Darnell, 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/Treasurer of 4400 Michigan, LLC, the within named bargainor, a limited liability company, and that he as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17TH day of June, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 11/22/99

0566125.01
000032-000 06/10/1999

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as Lots Nos. 1, 2, 3, 6, 7, 8 in Block 4 in north extension of Plan 1, of record in book 421, page 1, Register's Office for Davidson County, Tennessee, and being further described as follows:

> Said lots front twenty-five (25) feet each on the southerly side of Michigan Avenue, excepting Lot No. 1, which fronts thirty-one (31) feet and Lot 6, which fronts twenty-four (24) feet. All extend back southwardly between parallel lines along the easterly margin of Fourth Street, now Forty-Fifth Avenue North, 150 feet to an alley.

Being a part of the same property conveyed to 4400 Michigan, LLC, a Tennessee limited liability company, by deed from Wade Travis, Jeanette Travis, Paul Moran, Thomas K. Baker and Nancy Travis, Executors of the Estate of Hilliard Travis, of record in Book 10638, page 214, said Register's Office.

FILED FOR REFERENCE
JUN 17 PM 2:00
REGISTER
DAVIDSON COUNTY, TN
96010094

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0601094

REFERENCE

99 JUN 17 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11532 PAGE 652

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

06/17/99 01 14:04 0001 1125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479707