Instr:200007030065579 Page: 1 OF 14
REC'D FOR REC 07/03/2000 9:27:13AM
RECORD FEE: $62.00
1. TAX: $0.00 T. TAX: $0.00

III. C.
TENNESSEE

Prepared by and return to after recording: William R. Wright, Thompson & Knight, 1700 Pacific Avenue, Suite 3300, Dallas, Texas 75201.

New Owner and property address: Bruce Hardwood Flooring LLC; North of Centennial Blvd. and West of 51st Avenue North, Nashville, Tennessee

Send tax bills to: c/o Armstrong World Industries
Attn: Tax Department
P. O. Box 3001
Lancaster, Pennsylvania 17604

TAX ID/PARCEL NO.:

091-00-0	036.00	SA/FB:08DA	10480
091-00-0	009.00	SA/FB:08DA	10490
091-00-0	010.00	SA/FB:08DA	10485
091-00-0	012.00	SA/FB:08DA	15060
091-00-0	037.00	SA/FB:08DA	10450
091-00-0	039.00	SA/FB:08DA	10415
091-00-0	054.00	SA/FB:08DA	62032

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

Name, Address, License No. of Surveyor: Same as prior deeds

QUITCLAIM DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

This document executed on June 29, 2000 in Dallas, Texas but effective as of July 6, 2000 (the "Effective Time"), is by and between Triangle Pacific Corp., a Delaware corporation ("TPC") and Bruce Hardwood Flooring LLC, a Delaware limited liability company ("Bruce LLC").

RECITALS:

WHEREAS, TPC desires to quitclaim to Bruce LLC for no additional stock or other consideration, the real property described in Exhibit A attached hereto.

ACCORDINGLY, to effectuate the foregoing as to the herein described property, the parties hereto agree as follows:

TPC, for no consideration, does hereby QUITCLAIM and RELEASE to Bruce LLC all of its right, title and interest in the real property described in Exhibit A attached hereto and made apart hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of TPC in and to adjacent streets, alleys and rights-of-way.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All easements and other encumbrances of record, to the extent still in effect. Taxes for the year of 2000 are to be prorated between TPC and Bruce LLC of even date herewith.

The property herein above described was acquired by TPC by instrument recorded as follows:

Book 5350	Page 588	Davidson County, Tennessee, Register's Office
Book 5121	Page 950	Davidson County, Tennessee, Register's Office

TO HAVE AND TO HOLD the same unto the said Bruce LLC, its successors and assigns, forever in fee simple.

IN WITNESS WHEREOF, TPC has caused these presents to be executed by E. Dwain Plaster, its President, and its corporate seal affixed to be effective as of this 6th day of July, 2000.

TRIANGLE PACIFIC CORP.

By: _____
E. Dwain Plaster
President



STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, TONI M. COWDEN, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared E. Dwain Plaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the President of Triangle Pacific Corp., a Delaware corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal at office in said State and County on this 29th day of JUNE, 2000.

TONI M. COWDEN
Notary Public, State of Texas
My Commission Expires 12-30-2000

Toni M Cowden
NOTARY PUBLIC

My Commission Expires: 12-30-00

Address of Grantor:

P. O. Box 9001
Addison, Texas 75001-9001

This instrument prepared by: William R. Wright, Thompson & Knight, 1700 Pacific Avenue, Suite 3300, Dallas, Texas 75201

Telephone #(214) 969-1621

Indexing Instructions:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I hereby swear or affirm that the actual consideration for this transfer is $0 tax-exempt.

AFFIANT

Sworn to and subscribed before me this 29th day of JUNE, 2000.

TONI M. COWDEN
Notary Public, State of Texas
My Commission Expires 12-30-2000

NOTARY PUBLIC

My Commission Expires: 12-30-00

Exhibit A

TRACT 1

A tract of land in the Eighth Civil District of Davidson County, Tennessee being more particularly described as follows:

BEGINNING at an existing iron pin in the southwest corner of the hereindescribed tract and the southeast corner of the E. L. Bruce and Company property, said iron pin being 70' north of the centerline of the L & N Railroad and proceeding as follows: With the easterly line of the E. L. Bruce and Company property, North 6 deg. - 34' West a distance of 199.42 feet to an existing iron pin; thence continuing with the Bruce property line, North 83 deg. - 26' East a distance of 75 feet to an existing iron pin; thence, continuing with the Bruce property line, North 4 deg. - 38' West a distance of 649.65 feet to a point in the south bank of the Cumberland River at the low water mark, said line passing through an iron pin at a distance of 534.30 feet and also through a point at a distance of 629.81 feet; thence, with the meanders of the low water mark of the Cumberland River and in an easterly direction a distance of 726.19 feet, more or less, to a point; thence, leaving the low water mark of the Cumberland River, South 5 deg. -59' East a distance of 50.0 feet to a point; thence South 6 deg. - 30' - 27" East a distance of 1183.66 feet to an existing concrete monument in the northerly right of way of the L & N Railroad, said line passing through an iron pin at a distance of 291.59 feet; thence with the northerly right of way of the L & N Railroad and with a curve to the right having a radius of 2132.11 feet, a distance of 177.86 feet to an iron pin; thence continuing with said right of way, North 51 deg. - 17' West a distance of 537.96 feet to an iron pin; thence, leaving the northerly right of way of the L & N Railroad, North 6 deg. - 34' West a distance of 28.26 feet to an iron pin, said iron pin being 70 feet from the centerline of the L & N Railroad; thence, North 51 deg. - 17' West a distance of 301.24 feet to the point of beginning containing 16.592 acres, more or less, per survey by Turner Engineering Company, dated October 3, 1978.

Being the same property conveyed to Triangle Pacific Corp. by deed from W. R. Grace & Co., of record in Book 5350, page 588, Register's Office for Davidson County, Tennessee.

TRACT 2

PARCEL NO. 1

Parts of Lots G and H on Plan No. 2 of West Nashville, as of record in Book No. 57,

page 172, Register's Office for Davidson County, Tennessee, beginning on the northerly margin of Centennial Boulevard 260.1 feet westerly from the westerly margin of 54th Avenue North; thence with the northerly margin of said Boulevard north 57 degrees 50 minutes west 488.7 feet to a point; thence north 32 degrees 10 minutes east 385 feet to the right of way of the N.C. & St. L. Railway; thence with said right of way south 51 degrees 25 minutes east 492 feet to a stone on the westerly margin of 54th Avenue North; thence south 32 degrees 10 minutes west 328 feet to the beginning, containing 4 acres, more or less.

PARCEL NO. 2

Being the southeasterly part of Block "G", the northeasterly part of Block No. 53, and a part of New York Avenue in Plan No. 2 of West Nashville, as of record in Book 57, page 172, of the Register's Office for said County.

Beginning in the northerly margin of Centennial Boulevard at a point 260 feet westward from the northwest corner of said Boulevard and 54th Avenue North, formerly 13th Street; running thence northeastwardly 328 feet to a point where the N.C. & St. L. Railway right of way cuts the west margin of said 54th Avenue North; thence with the west margin of said 54th Avenue North south 5 degrees, east 420 feet to a point, the northwest corner of said 54th Avenue North and Centennial Boulevard; thence westwardly with the northerly margin of Centennial Boulevard 260 feet to the beginning.

PARCEL NO. 3

Being parts of Blocks D, E and F and parts of 11th and 12th Streets and part of California Avenue on said Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County, beginning at the northeast corner of Centennial Boulevard and 54th Avenue North, formerly 13th Street; running thence north 5 degrees west 410 feet with the east margin of 54th Avenue North to the right of way of the N.C. & St. L. Railway; thence easterly along said right of way 1155 feet to a point; the northwest corner of L. F. Osborn's Coal Yard; thence south 5 degrees east 20 feet; thence south 87 1/2 degrees west 204 feet; thence south 32 degrees west 163 1/2 feet to Centennial Boulevard; thence westwardly with the northerly margin of Centennial Boulevard 751 feet to the beginning.

PARCEL NO. 4

Being part of Blocks "H" and "J" on Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Centennial Boulevard of the southwest corner of a lot of land conveyed to John B. Ranson & Company to George C. Brown & Company, by deed of record in Book 313, page 257, said Register's Office; thence with the northerly margin of said Boulevard north 57 degrees, 50 minutes west 218.5 feet;

thence north 32 degrees, 10 minutes east 305 feet to the right of way of the West Nashville Branch of the N.C. & St. L. Railway; thence with the southerly line of said right of way easterly 233 feet, more or less, to said Brown's west line; thence with said line south 32 degrees, 10 minutes west 285 feet, more or less, to the point of beginning, containing 1.76 acres, more or less.

And the eastern part of the J.B. Ransom West Nashville Lands, as of record in Book 332, page 74, Register's Office for Davidson County, Tennessee.

PARCEL NO. 5

A parcel of land lying in the 8th Civil District of Davidson County, Tennessee, and more particularly described by a survey of Barge, Waggoner and Sumner, Inc., dated February 16, 1962, as follows:

BEGINNING at a point in the northerly margin of a 20 foot road being 70 feet from and parallel to the center line of the Louisville and Nashville Railroad Company right of way, said point being north 51 degrees, 20 minutes west, 141.83 feet along the margin of said road from a concrete monument at the intersection of the northerly margin of said 20 foot road, and the westerly margin of 54th Avenue North (now closed); thence north 51 degrees, 20 minutes west 450.97 feet with the northerly margin of said 20 foot road to a concrete monument; thence north 1 degree, 12 minutes east 880.0 feet more or less to a point in the low water mark of the Cumberland River; thence with the meanders of the low water mark of the Cumberland River, south 47 degrees, 22 minutes east 453.81 feet to a point; thence south 4 degrees, 34 minutes east 649.65 feet more or less to a point, said point being north 6 degrees, 30 minutes west 300.0 feet and south 83 degrees, 30 minutes west 25 feet from a concrete monument (previously described) at the intersection of the northerly margin of a 20 foot road and the westerly margin of 54th Avenue North (now closed); thence south 83 degrees, 30 minutes west 75 feet to a point; thence south 6 degrees, 30 minutes east 199.42 feet to the point of beginning, containing 7.23 acres more or less, together with a 30 feet easement for access to property crossing part of the southerly end of a parcel of land in the 8th District of said County and more particularly shown by survey of Barge, Waggoner and Sumner, Inc. dated February 16, 1962 and described as follows:

BEGINNING at a concrete monument in the northerly margin of a 20 foot road being 70 feet from and parallel to the center line of the Louisville and Nashville Railroad Company right of way, said monument being at the intersection of the northerly margin of said road and the westerly margin of 54th Avenue North (now closed); thence north 51 degrees, 20 minutes west 141.83 feet with the margin of said 20 foot road to a point; thence north 6 degrees, 30 minutes west 42.55 feet to a point; thence south 51 degrees, 20 minutes east 212.75 feet to a point in the easterly margin of 54th Avenue North (now closed), said point being 100 feet from the center line of the Louisville and Nashville Railroad Company right of

way; thence north 87 degrees, 00 minutes west 50.70 feet to the point of beginning.

Being the same property conveyed to Triangle Pacific Corp., a corporation organized and existing under and by virtue of the laws of the State of New York, from E. L. Bruce Co., Inc., of record in Book 5121, page 950, Register's Office for Davidson County, Tennessee.

Exhibit A

EXHIBIT A

Nashville, TN

Being a parcel of land in Nashville, First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Centennial Boulevard and Fifty-First Avenue North being part of Block "D", all of Lot Nos. 1002, 1004, part of Lot Nos. 1006, 1008, 1010, 1012, 1014, 1016 and 1018 shown on Block 32, portion of Pennsylvania Avenue and Alley No. 1209, part of Lot No. 1001, shown on Block 25, all shown on Plan No. 2, West Nashville, Tennessee, of record in Book 57, Page 172, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the northerly right-of-way line of Centennial Boulevard and the westerly right-of-way line of Fifty-First Avenue North;

THENCE, with said northerly right-of-way line N 57° 51' 22" W, 284.50 feet to an iron pin;

THENCE, leaving said right-of-way line with an easterly line of property conveyed to Triangle Pacific Corporation by Deed of Record in Book 5121, Page 950, and Book 6399, Page 951, R.O.D.C., N 06 10' 54" W, 330.00 feet to an iron pin;

THENCE, with a southerly line of said Triangle Pacific Corporation property S 74° 18' 34" E, 238.00 feet to an iron pin in the westerly right-of-way line of Fifty-First Avenue North;

THENCE, with said right-of-way line S 06° 30' 00" E, 417.77 feet to the point of beginning.

Containing 82,858 square feet or 1.90 acres more or less.

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located north of Centennial Boulevard and extending from Fifty-First Avenue North westward to 400 feet, more or less, east of Sixty-First Avenue North and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Fifty-First Avenue extended, said monument being in the northerly right-of-way of CSX Transportation Railroad;

THENCE, with said northerly right-of-way of railroad the following calls:

With a curve to the right 820.34 feet to a point, said curve having a central angle of 25° 16′ 07", a radius of 1,860.08 feet, and a chord of N 63° 46′ 57" W, 813.71 feet;

N 51° 08′ 53" W, 585.38 feet to a point in the easterly line of a 20-foot road;

THENCE, with said 20-foot road N 06° 25′ 53" W, 28.26 feet to a point;

N 51° 08′ 53" W, 753.04 feet to a point in the easterly boundary of Shell Petroleum Corporation of record in Book 5803, Page 980, R.O.D.C.;

THENCE, with Shell's line N 01° 27′ 59"E, 880.00 feet to a point in the low water of the Cumberland River;

THENCE, with meanders of low water, S 46° 56′ 21" E, 452.44 feet to a point; -

THENCE, continuing with low water, S 66° 17′ 05" E, 722.28 feet to a point in the west line of Amoco Oil Company of record in Book 6661, Page 801, R.O.D.C.;

Exhibit A

THENCE, with said line of Amoco Oil the following calls:

S 05° 41' 14" E, 50.00 feet to a point;

S 06° 12' 38" E, 876.98 feet to a point;

N 83° 58' 47" E, 140.01 feet to a point;
S 06° 14' 50" E, 49.54 feet to a point;

S 30° 14' 50" E, 100.00 feet to a point;

S 40° 44' 50" E, 100.00 feet to a point;

S 53° 14' 48" E, 100.00 feet to a point;

N 83° 45' 10" E, 281.54 feet to a point;

S 06° 30' 00" E, 362.30 feet to the point of beginning.

Containing 1,214,185 square feet or 27.87 acres, more or less.

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being 660 feet, more or less, west of Fifty-Six Avenue North and being the southeast corner of American United Life Insurance Company of record in Book 2337, Page 516, R.O.D.C.;

THENCE, with said Life Insurance Company line, N 27° 16' 29" E, 215.78 feet to a point;

THENCE, N 19° 22' 59" E, 331.00 feet to a point in the south line of Madison Mill, Inc., of record in Book 4252, Page 174, R.O.D.C.;

THENCE, with said south line, S 51° 13' 15" E, 594.12 feet to a point in the westerly right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the left 545.48 feet to a point in the northerly margin of Centennial Boulevard, said curve having a central angle of 39° 50' 22", a radius of 784.49 feet and a chord of S 67° 30' 42" W, 534.56 feet;

THENCE, with said northerly margin of Centennial Boulevard, the following calls:

N 77° 52' 16" W, 40.14 feet to a point;

With a curve to the left 108.48 feet to a point, said curve having a central angle of 19° 34', a radius of 317.65 feet and a chord of N 68° 05' 16" W, 107.95 feet;

N 58° 18' 16" W, 45.36 feet to the point of beginning.

Containing 171,358 square feet or 3.93 acres, more or less.

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being at the intersection of Fifty-Sixth Avenue North and being the southeast corner of Thomas M. Wall, or record in Book 6256, Page 206, R.O.D.C.;

THENCE, with Wall's line, N 31° 04' 13" E, 230.54 feet to a point;

THENCE, N 63° 06' W, 127.66 feet to a point in the east right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the right 405.31 feet to a point in the southerly right-of-way of CSX Transportation main line, said curve having a central angle of 31° 11' 33", a radius of 744.49 feet and a chord of S 83° 23' 33" E, 400.32 feet;

THENCE, with southerly right-of-way of main line S 51° 08' 53" E, 423.03 feet to a point in the westerly margin of Fifty-Fourth Avenue North;

THENCE, with said margin, S 31° 55' 21" W, 337.95 feet to a point in the northerly margin of Centennial Boulevard;

THENCE, with said northerly margin N 57° 51' 22" W, 589.41 feet to a point;

THENCE, with a curve to the left 61.98 feet to the point of beginning, said curve having a central angle of 07° 29' 53", a radius of 473.61 feet and a chord of N 61° 36' 16" W, 61.94 feet;

Containing 240,233 square feet or 5.52 acres, more or less.

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being at the northeast intersection of Centennial and Fifty-Fourth Avenue North;

THENCE, with easterly margin of Fifty-Fourth Avenue North, N 31° 55' 21" E, 332.06 feet to a point in the southerly right-of-way of CSX Transportation's main line;

THENCE, with said southerly right-of-way, S 51° 08' 53" E, 575.00 feet to a point;

THENCE, with a curve to the left, 900.88 feet to a point in the westerly margin of Fifty-First Avenue North, said curve having a central angle of 26° 20' 02", a radius of 1,960.08 feet, and a chord of S 64° 18' 54" E, 892.97 feet;

THENCE, with westerly margin of Fifty-First Avenue North, S 06° 30' 00" E, 50.00 feet to the northeast corner of the property of Bertie D. Johnson, of record in Book 4853 , Page 383, R.O.D.C.;

THENCE, with Johnson's north line, N 74° 18' 34" W, 238.00 feet to a point;

THENCE, S 06° 10' 54" E, 330.00 feet to a point in the northerly margin of Centennial Boulevard;

THENCE, with said northerly margin, N 57° 51' 22" W, 1,464.70 feet to the point of beginning.

Containing 389,588 square feet or 8.94 acres, more or less.

Total of Tracts "A", "B", "C" and "D" are 2,015,364 square feet or 46.26 acres, more or less.

That certain 1.67 acre tract acquired by Thomas M. Wall pursuant to Deed recorded in Bood 6256, Page 206 Registers' Office for Davidson County, Tennessee.

Exhibit A

...DERS MEMO
...LITY OF WRITING, TYPING OR
...NTING IN THIS DOCUMENT
...ATISFACTORY WHEN RECEIVED

Beginning at an iron pin on the northerly boundary of the Nashville, Chattanooga and St. Louis Railroad property described in Deed Book 333, page 218, Register's Office in Davidson County, Tennessee, thence North 39 degrees 27' 59" East, 129.01 feet to an iron pin; thence South 45 degree 10' 22" East, 128.12 feet to an iron pin; thence with curve to the left hav a radius of 756.34 feet and a tangent of 87.13 feet, South 86 degrees 55' 4 West, 173.50 feet to the point of beginning according to a survey by R. L. Montoya dated February 6, 1984.

Exhibit A