Box 49

STATE OF VIRGINIA
CITY OF NEWPORT NEWS

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $1,530,822.

FERGUSON ENTERPRISES, INC.

By: _____
TERRY E. HALL, SECRETARY & AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF _____, 2000.

_____
NOTARY PUBLIC

ANITA G. WEIKEL NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Instr:200007280074807 Page: 1 OF 3
REC'D FOR REC 07/28/2000 3:04:01PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $5664.04

THIS INSTRUMENT PREPARED BY:
Ferguson Enterprises, Inc.

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
12500 Jefferson Avenue Newport News, VA 23602	12500 Jefferson Avenue Newport News, VA 23602	106-02-0 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WOLSELEY REAL ESTATE, INC.**, A VIRGINIA, CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, **FERGUSON ENTERPRISES, INC.**, A VIRGINIA CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Being the same property conveyed to **WOLSELEY REAL ESTATE, INC.**, by Deed of Record in Book 8485, page 411 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the aforesaid real estate or any part thereof.

PLEASE SEE ATTACHED EXHIBIT "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 25th day of July, 2000.

WOLSELEY REAL ESTATE, INC.

By: _____
Stewart P. Mitchell, Vice President

Attest: _____
Terry E. Hall, Secretary

STATE OF VIRGINIA)
CITY OF NEWPORT NEWS)

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Stewart P. Mitchell, as Vice President, and Terry E. Hall, as Secretary of Wolseley Real Estate, Inc., the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument on behalf of said corporation for the purposes therein contained.

WITNESS my hand and official seal at Newport News, Virginia, this 25th day of July, 2000.

_____
Notary Public

My Commission Expires: 9/30/01

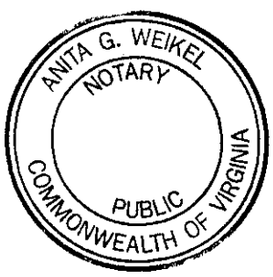


EXHIBIT "A"

Description of the Real Estate

Parcel I. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Five, Elm Hill Pike Business Center, of record in Plat Book 2510, Page 26, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Wolseley Real Estate, Inc., a Virginia corporation, by deed from Ferguson Enterprises, Inc., dated August 1, 1988, and recorded in Deed Book 8485, Page 411, Register's Office for Davidson County, Tennessee.

This property is known as 1015 Old Tree Court, Nashville, TN.

Parcel II. A certain tract of real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the plan of Interstate Business Center, Section 2, of record in Book 4660, page 113, Register's Office for Davidson County, Tennessee, more specifically described as follows:

BEGINNING at an iron pin on the northerly margin of the new dedicated right-of-way of Elm Hill Pike, said iron pin being common between herein described and the southeast corner of Lot One, Section One, Elm Hill Industrial Sites, recorded in Book 3842, page 140, said Register's Office, said iron pipe also being a distance of approximately 635.8 feet from the northerly margin of I-24 and I-40 as measured along the northerly margin of Elm Hill Pike; thence, leaving the northerly margin of said right-of-way on a common line between herein described and aforementioned Elm Hill Industrial Sites in part, N 07° 09' E a distance of 350.0 feet to a monument; thence, continuing in the same direction 90 feet to a monument, and also being the northwest corner of the lot herein described; thence, S 82° 51' E a distance of 250.0 feet to a point; thence S 07° 09' W a distance of 440.00 feet to a point on the northerly margin of the new dedicated right-of-way of Elm Hill Pike; thence, with said right-of-way, N 82° 51' W a distance of 250.0 feet to the point of beginning and containing 2.53 acres.

Being the same property conveyed to Wolseley Real Estate, Inc., a Virginia corporation, by deed from Ferguson Enterprises, Inc., dated August 1, 1988, and recorded in Deed Book 8485, Page 411, Register's Office for Davidson County, Tennessee.