THIS INSTRUMENT PREPARED BY: **George E. Mudter, Jr., Esq.** **Mudter & Patterson** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 425,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2000 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s): Bruce Hardwood Flooring LLC c/o Tax Dept. 16803 Dallas Parkway ~~Addison, TX 75001~~	Send Tax Bills to New Owner	Tax Information: Map 91 Parcel 32 Field Book: 8DA15295

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MADISON MILL, INC., a Tennessee corporation, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRUCE HARDWOOD FLOORING LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1720 61st Avenue, North, Nashville, Tennessee.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 29th day of August, 2000.

MADISON MILL, INC., a Tennessee corporation

By: Thomas H. McKelvey, Jr. - Vice President
Thomas H. McKelvey, Jr., Vice President

Instr:200008300085723 Page: 1 OF 3
REC'D FOR REC 08/30/2000 11:12:22AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1572.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. McKelvey, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Madison Mill, Inc., the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2000.

Notary Public

My Commission Expires:

Exhibit "A"

Being a parcel of land located in Nashville, First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located along the southerly right-of-way of C.S.X. Transportation Railroad, east of Sixty-First Avenue, North (formerly Depot Street and Twentieth Street), also being the 2.16 acre tract as shown on the Map of J.B. Ransom's West Nashville Lands of record in Plat Book 332, page 74, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Wendell H. Talley, Sr., Tennessee Registration No. 785, Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue, North, Nashville, Tennessee 37201, dated June 16, 2000, as follows:

Beginning at a point in the most northerly offset of the southerly right-of-way of C.S.X. Transportation Railroad, said point begin approximately 44.8 feet more or less from the most southerly offset of said railroad right-of-way, said point also being the northeast corner of property conveyed to Cumberland Materials, Inc., of record in Book 10280, page 580, Register's Office for Davidson County, Tennessee.

Thence, with said southerly right-of-way of C.S.X. Transportation Railroad, South 51 degrees, 13 minutes 15 seconds East, 775.05 feet to an existing monument;

Thence South 25 degrees 59 minutes 03 seconds East, 47.96 feet to an existing monument in the northerly right-of-way of C.S.X. Transportation Railroad conveyed by deed of record in Book 333, page 218, Register's Office for Davidson County, Tennessee.

Thence, with said northerly right-of-way and a curve to the left 186.27 feet to a point in the northeast corner of property conveyed to Triangle Pacific Corporation of record in Book 7268, page 656, Register's Office for Davidson County, Tennessee, said curve having a central angle of 13 degrees, 36 minutes 17 seconds, a radius of 784.49 feet, a tangent of 93.58 feet and a chord of North 85 degrees, 32 minutes 50 seconds West, 185.84 feet;

Thence, leaving said northerly right-of-way with the northerly boundary of Triangle Pacific Corporation property, North 51 degrees, 13 minutes, 15 seconds West, passing an existing iron pin at 594.12 feet for a total distance of 665.26 feet to an existing monument in the easterly boundary of the property conveyed to Cumberland Materials, Inc. of record in Book 10280, page 580, Register's Office for Davidson County, Tennessee;

Thence, with said easterly boundary of Cumberland Materials, Inc. and along said offset of railroad right-of-way, North 38 degrees, 54 minutes, 48 seconds, East 125.24 feet to the most northerly offset of said right-of-way of C.S.X. Transportation Railroad and the point of beginning.

Containing 93,352 square feet or 2.14 acres more or less.

Being the same property conveyed to Madison Mill, Inc., by deed from Ralston Purina Company of record in Book 4252, page 174, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. State and County taxes for the year 2000, which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 57, page 172, and Book 332, page 14, Register's Office for Davidson County, Tennessee.

3. Easement for water pipe line of record in Book 1133, page 236, Register's Office for Davidson County, Tennessee.

4. Easement for water pipe line of record in Book 1716, page 23, Register's Office for Davidson County, Tennessee.

5. Easement for a pipe line of record in Book 3676, page 126, modified in Book 3705, page 289, Register's Office for Davidson County, Tennessee.

6. Easement for ingress and egress of record in Book 362, page 497, Registers' Office for Davidson County, Tennessee.

7. Title to that portion of the premises embraced within the charter right-of-way of the N.C. & St. L. Railroad.

8. Terms and conditions of that certain unrecorded Lease Agreement dated March 25, 1991, by and between CSX Transportation, Inc. as Lessor, and Madison Mill, Inc. as Lessee as amended by Letter dated June 20, 1995.