SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/04 10:53 3pgs
Fees:18.00 Taxes:10787.81

20040123-0009103

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,915,625.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, EFFECTIVE THIS 19th DAT OF JANUARY, 2004, Being personally known by me.

Notary Public

MY COMMISSION EXPIRES: 8-27-06
(AFFIX SEAL)

GLORIA JEAN SMITH
Commission # DD0134675
Expires 8/27/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

THIS INSTRUMENT WAS PREPARED BY:
Holland & Knight LLP
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
c/o Hughes Supply, Inc. One Hughes Way Orlando, Florida 32805	Owner	106-9-18

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ONE STOP SUPPLY, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTOR(S) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HSI PROPERTIES, LLC, a Delaware limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

This being part of the same property conveyed to Grantor(s) herein by Tennessee Machinery Company, Inc. of record in Book 8601, Page 255, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and for taxes for the current year which have been prorated.

This is unimproved ( )
Improved (X) 1133 Polk Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, Grantee's heirs, successors and assigns forever. The Grantor(s) hereby covenant with the said Grantee that the title and quiet possession thereto they will warrant and defend against the lawful claims of all persons claiming the same by, through or under them, but not further or otherwise.

Witness the signatures of the GRANTOR(S), effective this 19th day of January, 2004.

GRANTOR(S):

ONE STOP SUPPLY, INC.
a Tennessee corporation

BY: Thomas Morgan
Name: Thomas T. Morgan
Title: President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas T. Morgan with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~) and who upon oath acknowledged himself to be the President of One Stop Supply, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

Witness my hand and official seal , at office, on this 19th day of January, 2004.

Gloria Jean Smith
Notary Public

My Commission Expires: 8-22-06

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GLORIA JEAN SMITH
Commission # DD0134675
Expires 8/27/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office said County, being a part of Polk Avenue, now abandoned, and being part of Lot 3 on the plan of Louie Lewis property, of record in Minute Book "3", page 288, County Court Clerk and being known as the northwest part of Lot No. 3 of the R.E. Writesman Resubdivision, not of record, and being a one acre tract marked Mrs. A. Thoni, all described according to a copy of a survey thereof dated February 25, 1958, made by Hal R. Swann, Jr., Surveyor, and revised by Michael V. Holmes & Associates, Inc., March 10, 1992, as follows:

Beginning at an iron pin in the east margin of Fesslers Lane as widened (formerly Woodycrest Avenue) located North 82°08'00", East a distance of 147.32' from the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.), thence continuing with Fesslers Lane as widened north 02°08'00" East, a distance of 182.59' to an iron pin, thence with a curve to the left (having a radius of 1304.08', a delta angle of 02°41'49" a chord bearing of north 00°47'06" East and distance of 61.38 feet) thence 61.38' to an iron pin, thence leaving said Fesslers Lane South 87°02'01" East a distance of 500.57' to an iron pin, thence South 86°50'30", East a distance of 302.96' to a P-K nail in the westerly margin of Polk Avenue, thence southwesterly with a 786.60' radius curve right, a distance of 262.04' to an iron pin, thence leaving said Polk Avenue North 89°04'24" West, a distance of 658.01' to the point of beginning, containing 3.9142 acres.

Being the same property conveyed to Tennessee Machinery Co., Inc. from S.S. Warren and wife, Daisy Jakes Warren, of record in Book 4006, page 50, Register's Office for Davidson County, Tennessee.

The foregoing legal description was based on a boundary survey dated March 10, 1992 prepared by Michael V. Holmes & Associates, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, License No. 213.