SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 15:36 5pgs
Fees:28.00 Taxes:10651.10

20040521-0060241

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,878,674.79

Thomas King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, EFFECTIVE THIS 23rd DAY OF APRIL, 2004.

Gloria Jean Smith
Notary Public

GLORIA JEAN SMITH
Commission # DD0134673
Expires 8/27/2006
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Kathi W. Borkholder, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
450 South Orange Avenue, Suite 800
Orlando, Florida 32801

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
301 S. College Street Charlotte, NC 28288	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,

HSI PROPERTIES, LLC, a Delaware limited liability company,

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

HS-NASHVILLE TN, 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 One Stop Supply, Inc., a Tennessee corporation, of record in Instrument No. 20040123-0009103, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat(s) of the Property; (3) those matters shown on **EXHIBIT "B"** attached hereto, and incorporated herein by this reference (the "Permitted Encumbrances"); and (4) taxes accruing subsequent to December 31, 2003; provided, however, references thereto shall not serve to reimpose same.

This is unimproved ( )
improved (XX) 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 it is lawfully seized and possessed of said land in fee simple and has good right to convey it. The Grantor(s) further 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 ___ day of April, 2004.

GRANTOR(S):

HSI PROPERTIES, LLC, a Delaware limited liability company

By: Hughes Supply Shared Services, Inc., a Delaware corporation, as its Manager

By: _____
Thomas I. Morgan
President

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public, THOMAS I. MORGAN, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Hughes Supply Shared Services, Inc., a Delaware corporation, the Manager of HSI Properties, LLC, a Delaware limited liability company, 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 and official seal, at office, on this 23rd day of April, 2004.

(NOTARY SEAL)

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

Gloria Jean Smith
Notary Public Signature

_____
(Name typed, printed or stamped)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

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, and being a one acre tract marked Mrs. A Thoni, as shown on said plan, all described more particularly, as follows:

Commencing at an iron pin at the intersection of the east R.O.W. margin of Fesslers Lane as widened (formerly Woodycrest Avenue) with the north R.O.W. margin of the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec., East a distance of 147.92 feet to an iron pin, said point being the True Point of Beginning; thence continuing with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East a distance of 182.59 feet to an iron pin, said point being the PC of a curve to the left having a radius of 1304.08 feet and having an arc distance of 61.38 feet; thence continuing with the east R.O.W. margin of Fesslers Lane run along said curve to the right a chord bearing of North 00 deg. 47 min. 06 sec. East and a chord distance of 61.38 feet to an iron pin; thence leaving the east R.O.W. margin of Fesslers Lane run South 87 deg. 02 min. 01 sec. East a distance of 500.57 feet to an iron pin, thence run South 86 deg. 50 min. 30 sec., East a distance of 302.96 feet to an iron pin in the west R.O.W. margin of Polk Avenue, said point being the PC of a curve to the right having a radius of 786.60 feet and having an arc distance of 262.04 feet; thence with the west R.O.W. margin of Polk Avenue run along said curve to the right a chord bearing of South 35 deg. 40 min. 30 sec. W and a chord distance of 260.83 feet to an iron pin; thence leaving the westerly R.O.W. margin of Polk Avenue run North 89 deg. 04 min. 24 sec. West for a distance of 658.01 feet to a point and back to the True Point of Beginning.

Also described as:

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 H.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 02 deg. 08 min. 00 sec., East a distance of 147.92 feet from the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.), thence continuing with Fesslers Lane as widened north 02 deg. 08 min. 00 sec. East a distance of 182.59 feet to an iron pin, thence with a curve to the left (having a radius of 1304.08 feet, a delta angle of 02 deg. 41 min. 49 sec. a chord bearing of north 00 deg. 47 min. 06 sec. East and distance of 61.38 feet)

thence 61.38 feet to an iron pin, thence leaving said Fesslers Lane South 87 deg. 02 min. 01 sec. East a distance of 500.57 feet to an Iron pin, thence South 86 deg. 50 min. 30 sec., East a distance of 302.96 feet to a P K nail in the westerly margin of Polk Avenue, thence southwesterly with a 786.60 foot radius curve to right, a distance of 262.04 feet to an iron pin, thence leaving said Polk Avenue North 89 deg. 04 min. 24 sec. West, a distance of 658.01 feet to the point of beginning, containing 3.9142 acres.

Being the same property conveyed to HSI Properties, LLC, a Delaware limited liability company by Special Warranty Deed from One Stop Supply, Inc. of record in Instrument No. 20040123 0009103, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. All matter shown on the plat of record in Plat Book 843, Page 80, Register's Office for Davidson County, Tennessee.

2. Consent and Waiver of record in Book 5367, Page 822, Register's Office for Davidson County, Tennessee.

3. Matters shown on that certain survey prepared by Derek L. Harvel, RLS No. 2129, for Bock & Clark's National Surveyors Network dated December 16, 2003, last revised April 1, 2004, under B&C Project No. 20030937-27.