THIS INSTRUMENT PREPARED BY:
Ralph Z. Levy, Jr., Esq.
Frost Brown Todd, LLC
424 Church Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 05/04/05 14:04 3 pgs
Fees:17.00 Taxes:0.00
20050504-0050030

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sullivan's of Tennessee, Inc. 224 East Douglas, Suite 700 Wichita, Kansas 67202	Same	093-06-4-040.00 093-06-4-039.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

NITA D. HANSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-5-06

SULLIVAN'S OF TENNESSEE, INC.

By: Gerald T. Aaron
Gerald T. Aaron, Secretary/Treasurer

SUBSCRIBED AND SWORN to before me, this 3rd day of May, 2005.

3-5-06
My Commission Expires

Nita D. Hansen
Notary Public

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 29th day of April, 2005, between Morris Furniture Company, Inc., 1502 Chickering Road, Nashville, Tennessee 37215 ("Grantor"), and Sullivan's of Tennessee, Inc., a Tennessee corporation, Suite 700, 224 East Douglas, Wichita, Kansas 67202 ("Grantee");

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantee all the right, title, interest claim and demand which the Grantor has in and to the property lying and being in the County of Davidson, State of Tennessee, described in **Exhibit A** attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the 29 day of April, 2005 by its duly authorized officer.

"GRANTOR"

MORRIS FURNITURE COMPANY, INC.

By: Joel P. Morris
Joel P. Morris

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Morris Furniture Company, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of April, 2005.

THERESA G. BURSON NOTARY PUBLIC AT Notary Public LARGE DAVIDSON COUNTY, TENN

Theresa G. Burson

My Commission Expires JULY 30, 2005

My Commission Expires:
7-30-05

EXHIBIT A
PROPERTY DESCRIPTION

BEING THREE TRACTS OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, LYING THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, TENNESSEE. BOUNDED ON THE NORTH BY RIGHT-OF-WAY (ROW) OF BROADWAY (104' ROW), ALSO ON THE NORTH BY LUFAY ANDERSON SWEET, II AS RECORDED IN BOOK 8977, PAGE 826 AND INSTRUMENT 200301150006649 REGISTERS OFFICE DAVIDSON COUNTY (RODC) & ALTON ROSS, JR. & TIMOTHY S. SMITH AS RECORDED IN INSTRUMENT 200308010109560 & INSTRUMENT 200308010109560 RODC, ON THE EAST BY EDWIN L. HOLT & LOIS C. HOLT AS RECORDED IN INSTRUMENT 200308010109558, ON THE SOUTH BY LOUIS B. TODD, JR. AS RECORDED IN INSTRUMENT 200301090004230 RODC ON THE WEST BY ROW OF 4TH AVENUE SOUTH (72' ROW), TRACT BEING DESCRIBED AS FOLLOWS;

POINT OF BEGINNING BEING A FOUND PK NAIL AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF 4TH AVENUE SOUTH AND BROADWAY; THENCE WITH SAID ROW OF BROADWAY NORTH 62°11'49" EAST 46.21 FEET TO A POINT IN THE INTERIOR OF AN EXISTING BUILDING, SAID POINT LYING ON A COMMON WALL OF PARCEL 15 & PARCEL 17; THENCE WITH SAID COMMON WALL AND LEAVING THE ROW OF BROADWAY SOUTH 27°16'03" EAST 90.00 FEET TO A POINT IN THE INTERIOR OF AN EXISTING BUILDING; THENCE CONTINUING WITH AN COMMON INTERIOR WALL NORTH 62°11'49" EAST 23.79 FEET TO A POINT ON THE INTERIOR OF AN EXISTING BUILDING; THENCE CONTINUING WITH SAID COMMON INTERIOR WALL AND THENCE LEAVING SAID WALL SOUTH 27°16'03" EAST 25.88 FEET TO AN EXTERIOR SET POINT; THENCE NORTH 62°55'02" EAST 40.21 FEET TO A FOUND IRON ROD; THENCE SOUTH 27°04'58" EAST 35.00 FEET TO A SET POINT; THENCE SOUTH 62°55'02" WEST 110.09 FEET TO A SET POINT ON THE NORTHEASTERLY ROW MARGIN OF 4TH AVENUE SOUTH; THENCE WITH SAID ROW NORTH 27°16'03" WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,792 SQUARE FEET OR 0.23 ACRES.

This description is from a survey prepared by Robert M. Searson, RLS No. 1666, Littlejohn Engineering Associates, Inc. dated May 28, 2004, last revised June 17, 2004, Job No. 24109.

Being the same property conveyed to Morris Furniture Company, a Tennessee corporation by Quitclaim Deed from Joel P. Morris of record in Book 9072, page 104 Register's Office for Davidson County, Tennessee, Book 9072, Page 102, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Edwin L. Holt and wife, Louis C. Holt of record in Instrument NO. 20030801-0109557, said Register's Office.