Davidson County DEEDWARR
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Fees:18.00 Taxes:7400.00
20060411-0041815

This instrument prepared by:
Bettie Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
CSP OLD TREE 24 White Bridge Road Nashville, TN 37205	New Owner SAME	10602004000

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FERGUSON ENTERPRISES, INC., a Virginia corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto CSP OLD TREE, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, having the street addresses of 1018 Elm Hill Pike and 1015 Old Tree Court, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference..

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. 2006 Real Estate Taxes, and subsequent years;
2. All matters shown on Plat recorded in Book 4660, Page 113; and
3. All matters shown on Plat recorded in Book 5210, page 26.

For a period of five (5) years from the date of this deed, the property shall not be used for wholesale distribution or retail sales of plumbing, lighting, appliances, heating, building materials, equipment, products and related materials, parts or accessories, where the sales of these items would account for forty percent (40%) or more of the gross monthly sales generated at or in connection with the property for any given month.

Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of April, 2006.

FERGUSON ENTERPRISES, INC.
A Virginia corporation

By: _____
Name: Neil I. Rogers
Title: Vice-President of Facilities

COMMONWEALTH OF VIRGINIA)
CITY OF NEWPORT NEWS)

Personally appeared before me, a Notary Public, Neil I. Rogers, 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 Facilities of FERGUSON ENTERPRISES, INC., a Virginia corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 10th day of April, 2006.

_____
NOTARY PUBLIC
My Commission Expires: SEPT. 30, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,000,000.00.

_____
Affiant

Subscribed and sworn to before me this 11th day of April, 2006.

_____
NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY M. DALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Exhibit A
Legal Description

Parcel I:

LAND in Davidson County, Tennessee, being Lot No 1, on Plan of Section Five, Elm Hill Pike Business Center, as shown on plat of record in Plat Book 5210, page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description.

Parcel II:

LAND in Davidson County, Tennessee, being Lot No 4, on Plan of Interstate Business Center, Section 2, as shown on plat of record in Plat Book 4660, page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being the same property conveyed to Ferguson Enterprises, Inc., by Deed of Record in Instrument No. 200007280074807, Register's Office for Davidson County, Tennessee.