(1)

This Instrument Prepared By:
Jon M. Gallant, Esq.
Smith, Gambrell & Russell, LLP
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1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592

Renee M. Holly
Fidelity National Title
1800 Parkway Place, Suite 700
Marietta, GA 30067
MARIITE

Davidson County DEEDWARR
Recvd: 08/10/07 11:30 7 pgs
Fees:38.00 Taxes:1387.50
20070810-0095951

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Haverty Furniture Companies, Inc. **Suite 800** **780 Johnson Ferry Road** **Atlanta, Georgia 30342**	**Same**	183-51

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHARP TRANSPORT, INC.**, a Tennessee corporation (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **HAVERTY FURNITURE COMPANIES, INC.** (referred to hereinafter as "Grantee"), a Maryland corporation, its successors and assigns, certain real property located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This property is commonly known as 1554 J.P. Hennessy Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except as described on **Exhibit "B"**.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 3rd day of July, 2007.

SHARP TRANSPORT, INC.
(Grantor)

By: _____
Name: John Sharp
Its: Chairman

STATE OF GA)
COUNTY OF FORSYTH)

The actual consideration or value for this transfer is $375,000.00.

HAVERTY FURNITURE COMPANIES, INC.

By: _____
Name: DENNIS PINK
Its: EXEC V.P. & CFO

Subscribed and sworn to before me, this 3rd day of July 2007.

_____
NOTARY PUBLIC

My Commission Expires:

_____

KATHY CORLEY
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
APR. 5 2009

STATE OF Tennessee)
) ss.
COUNTY OF LAWRENCE)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN P. SHARP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CHAIRMAN of **SHARP TRANSPORT, INC.**, a Tennessee corporation, and that she/he as such CHAIRMAN, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **SHARP TRANSPORT, INC.** by himself/herself as such CHAIRMAN.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of July, 2007.

Bonnie A. Tatum
Notary Public

My commission expires:
5-26-09

BONNIE A. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

EXHIBIT "A"

Legal Description

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of J. P. Hennessy Boulevard (60-foot public right-of-way) that is 1070.03 feet eastwardly from the east end of the southeasterly return curve at the intersection of J. P. Hennessy Boulevard and Firestone Parkway as measured along said southerly right-of-way line; said monument also being the northwesterly property corner of Tract 205A as shown on the final plat of Interchange City Industrial Park as of record in Plat Book 7900, Page 244, Register's Office of Davidson County, Tennessee:

Thence:

1. With the southerly right-of-way line of J. P. Hennessy Boulevard, North 86 degrees 55 minutes 35 seconds East passing an existing iron pin, the northeasterly property corner of Tract 205A at 239.98 feet for a total distance of 458.11 feet to an existing iron pin; thence,

2. Continuing with an 848.51-foot radius curve to the left a distance of 507.14 feet to an existing concrete monument at the northwesterly property corner of a tract of land deeded to Bridgestone (U.S.A.) Incorporated as for record in Deed Book 7101, Page 158, R.O.D.C., Tennessee; said curve has a chord bearing and distance of North 69 degrees 48 minutes 09 second East, 499.621 feet; thence,

3. Leaving said right-of-way line, with the westerly property line at the Bridgestone Tract, South 38 degrees 05 minutes 24 seconds East, 220.64 feet to an existing concrete monument; thence,

4. South 05 degrees 31 minutes 13 seconds West, passing an existing witness iron pin at 196.55 feet for a total distance of 231.47 feet to a point in the relocated west branch of Hurricane Creek, the northeasterly property corner of a tract of land deed to Health Management, Inc. as of record in Deed Book 373, Page 267, Register's Office of Rutherford County, Tennessee; thence,

5. Leaving the westerly property line of the Bridgestone tract, with aforesaid creek, the northerly property line of the northerly property line of Interchange City Industrial Park - Section XXXIII as of record in Plat Book 8, Page 120, R.O.R.C., Tennessee, South 68 degrees 07 minutes 51 seconds West, 418.70 feet to a point in said branch;

6. Continuing with said branch, South 82 degrees 45 minutes 17 seconds West, 279.60 feet to a point; thence,

7. Continuing with said branch and the northerly property line of Interchange City Industrial Park - Section XXXIII, South 66 degrees 35 minutes 12 seconds West, passing the southeast property corner of Lot 205A at 120.13 feet for a total distance of 376.12 feet to a point; thence,

8. Leaving Hurricane Creek and with an easterly property line of aforesaid Section XXXIII, North 03 degrees 02 minutes 34 seconds West, passing an existing witness concrete monument at 34.97 feet for a total distance 548.44 feet to the point of beginning and containing 10.320 acres, more or less.

BEING the same property conveyed to SHARP TRANSPORT, INC. by Deed of Record in Book 9150 Page 426, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

That certain property conveyed to Larry Hill and wife, Patsy Hill in Book 10013 Page 437, Registers Office For Davidson Co., TN., said land being known as Tax Parcel 183-162, (being 5 acres more or less) and now platted as Lot 1 of Re-subdivision of Tract 205A Interchange City Industrial Park, according to the Plat thereof as recorded in Plat Book 8250 Page 584, Registers Office of Davidson Co., TN.

Exhibit "B"

Permitted Exceptions

1. Easement for the natural flow of Hurricane Creek.

2. Declaration of Restrictions made by McDowell Development Corporation, dated January 18, 1973, filed January 19, 1973 and recorded in Book 4673, Page 508 in the Register's Office for Davidson County, Tennessee.

3. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility fo Davidson County, Tennessee, dated February 22, 1973, filed April 9, 1973 and recorded in Book 4699, Page 585 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Overhead Electric Lines from W. Gerald Ezell to The Nashville Electric Service of Nashville and Davidson County, Tennessee, dated September 12, 1990, filed June 4, 1992 and recorded in Book 8643, Page 274 in the Register's Office for Davidson County, Tennessee.

5. That certain Lease, dated September 27th, 2005, between Sharp Transport, Inc., and Walker's Trailer Sales, LLC.

6. All matters which a current survey of the Property would show.