BCCB

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Commercial Floor Products, LLC 3070 Sidco Drive Nashville, TN 37204	Tax Map 132-8, Parcel 6	Commercial Floor Products, LLC 3070 Sidco Drive Nashville, TN 37204
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DWYER REALTY, LLC**, a Tennessee limited liability company formerly known as Dwyer Realty (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **COMMERCIAL FLOOR PRODUCTS, LLC**, a Tennessee limited liability (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Exceptions set forth on Exhibit B, which is attached hereto and incorporated herein by this reference

This is improved property known as 3070 Sidco Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that it is lawfully seized in fee of the Property, that it has a good right to sell and convey the Property, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 10/04/07 15:41 4 pgs
Fees:23.00 Taxes:3753.65
20071004-0118622

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,014,500.00.

Affiant

Subscribed and sworn to before me this 4th day of October, 2007.

Notary Public
My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 4th day of October, 2007.

GRANTOR:

DWYER REALTY, LLC
a Tennessee limited liability company

By: _____
Name: John R. Dwyer, JR.
Title: Member

STATE OF Maryland

COUNTY OF Frederick

Personally appeared before me, * John R Dwyer JR Notary Public, John Dwyer, Jr., with whom I am personally acquainted (or who 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 owner/member of Dwyer Realty, LLC, the within named bargainor, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of Dwyer Realty, LLC.

WITNESS my hand, at office, this 2 day of October, 2007.

_____
Notary Public
My Commission Expires: 1/12/2008

DIEGO DAVILA NOTARY PUBLIC FREDERICK CO. MD MY COMMISSION EXPIRES ON JAN. 12, 2008

Exhibit A
Property

Land in Davidson County, Tennessee being Lot No. C-2 on the plan of Horrell's Sidco Development of Record in Book 3600, page 48, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Dwyer Realty by deed of record in Book 10344, page 727, Register's Office of Davidson County, Tennessee. Dwyer Realty, a Tennessee general partnership is now known as Dwyer Realty, LLC a Tennessee limited liability company as evidenced by Articles of Conversion of record as Book 10833, page 219, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1) Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2) General or specific taxes and assessments for the year 2007, a lien, not yet due and payable.

3) Matters shown on the Plan of record as Book 3600, page 48, Register's Office for Davidson County, Tennessee.

4) Easement Agreement of record as Book 7746, page 156, Register's Office for Davidson County, Tennessee.

5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 7610, page 587, Register's Office for Davidson County, Tennessee.