PREPARED BY:
JANE HAVERTY
PROMENADE II STE 3100
1230 PEACHTREE ST. N.E
ATLANTA, GA 30309

SEND NEW OWNER TAX BILLS TO:
JAMES A. CROSSMAN
102 WOODMONT BLVD. STE 209
NASHVILLE, TN 37205

AFTER RECORDING, RETURN TO:
Trustland Title & Escrow LLC
1720 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/30/07 09:32 4 pg
Fees:23.00 Taxes:10360.00
20071030-0127721

SPECIAL WARRANTY DEED

THIS INDENTURE, dated and effective as of October 29TH, 2007, between **HAVERTY FURNITURE COMPANIES, INC.,** a Maryland corporation, as party of the first part ("Grantor"), which have an address 780 Johnson Ferry Road, Suite 800, Atlanta, GA 30342, and **SOUTHERN LAND ACQUISITIONS, INC. f/b/o JAMES A. CROSSMAN** and **MARY B. CROSSMAN**, residents of TENNESSEE, as party of the second part ("Grantee"), whose address is c/o Jim Crossman Realty, 102 Woodmont Boulevard, Suite 209, Nashville, TN 37205, the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, sell, alien, convey, and confirm unto the Grantee, all of its right, title and interest in and to that tract or parcel of land lying and being in Davidson County, Tennessee, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE, subject to all taxes and assessments for the year, 2007, and all subsequent years and all matters of record in the real estate records of Davidson County, Tennessee, as of the date hereof.

AND THE SAID Grantor covenants that it is seized and possessed of the Property, has a right to convey it and will forever defend the right and title to the Property unto the said Grantee against the claims of all parties claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal, as of the date first above written.

HAVERTY FURNITURE COMPANIES, INC.,
a Maryland corporation

By: _____
Rawson Haverty, Jr.
Its: Senior Vice President,
Real Estate and Development

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned a Notary of the state and county mentioned, personally appeared Rawson Haverty, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Senior Vice President, Real Estate and Development (or other officer authorized to execute the instrument) of HAVERTY FURNITURE COMPANIES, INC., a Maryland corporation, the within named bargainor, a corporation, and that such Senior Vice President or officer as such Senior Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Senior Vice President.

Witness my hand and seal, at office in Atlanta, Fulton County, Georgia this 26th day of October, 2007.

Patricia G Woodcock
Notary Public

My Commission Expires:



[Notary Seal]

The tax parcel ID number of the Property is 026 00 0 049.00; this is improved property having an address of 2208 Gallatin Pike, Madison, TN 37115-2006. The actual value of the property or consideration paid is $2,800,000.00.

Print name: Adelle Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 29TH day of October, 2007.

Notary Public

My Commission Expires:

[Notary Seal]

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/

EXHIBIT A

LAND DESCRIPTION
LAND LOCATED IN THE 10TH COUNCIL DISTRICT OF NASHVILLE, (MADISON), DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF GALLATIN PIKE , 87.96 FEET EAST OF THE RIGHT OF WAY RETURN OF LIBERTY LANE, SAID LAND BEING LOT 1, RE-SUBDIVISION OF LOTS 9 & 10, A.L. MOORES SUBDIVISION OF BILTMORE RECORDED IN BOOK 6900, PAGE 18 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO AN ALTA / ASCM SURVEY DATED 10-3-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF GALLATIN PIKE, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 1, RESUBDIVISION OF LOTS 9 & 10, A.L. MOORES SUBDIVISION OF BILTMORE RECORDED IN BOOK 6900, PAGE 18 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND THE SOUTHEAST CORNER OF LOT 3, FINAL PLAT OF WOOTEN SUBDIVISION (INSTRUMENT # 200506030063751 R.O.D.C., TN.) OWNED BY WOOTEN FAMILY LIMITED PARTNERSHIP (BOOK 11263, PAGE 322 R.O.D.C., TN.) AND LOCATED N 49°50'09" E 87.96 FEET FROM THE RIGHT-OF-WAY RETURN OF LIBERTY LANE; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID LOT 3
N 26°21'25" W 352.27 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 2, OF SAID WOOTEN SUBDIVISION OWNED BY WOOTEN FAMILY LIMITED PARTNERSHIP (BOOK 11263, PAGE 322 R.O.D.C., TN.); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 2
N 50°35'26" E 254.25 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF THE STJ LP LAND (BOOK 9163, PAGE 907 R.O.D.C., TN.); THENCE WITH SAID STJ LP LAND
S 25°35'37" E 350.00 FEET TO AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF SAID GALLATIN PIKE; THENCE WITH SAID NORTHERLY MARGIN
S 49°50'09" W 250.25 FEET TO THE POINT OF BEGINNING CONTAINING 86010.70 SQ. FT. OR 1.97 ACRES MORE OR LESS.

Being part of the same property conveyed to Haverty Furniture Companies, Inc. by deed from Virginia B. Andrews of record in Book 6933, Page 922 and from D.G. Odom, Jr. and Richard A. Odom of record in Book 6838, Page 25, Register's Office for Davidson, County, Tennessee.