This instrument prepared by:
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Atlanta, Georgia 30327

Davidson County DEEDWARR
Recvd: 03/05/08 11:25 5 pgs
Fees:28.00 Taxes:706.70
20080305-0022083

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rickey L. Walker, Sr.	Rickey L. Walker, Sr.	P/O Map 183
5564 Nevil Point	5564 Nevil Point	Parcel 51.00
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, HAVERTY FURNITURE COMPANIES, INC., a Maryland corporation, the Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said RICKEY L. WALKER, SR., a resident of the State of Tennessee, the Grantee herein, his successors, heirs and assigns, certain real estate located in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real estate in fee simple, that is has good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under Grantor, but not otherwise or further.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 27 day of February, 2008.

Witness

Witness

HAVERTY FURNITURE COMPANIES, INC.,
a Maryland corporation

By:
Print Name: RAWSON HAVERTY, JR
Title: SR VP of RE & DEV

(CORPORATE SEAL)

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, Beverly Rollins-Hinkle, a Notary Public in and for said County and State, Rawson Haverty, Jr, with whom I am personally acquainted (or 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 Sr. VP of RE of HAVERTY FURNITURE COMPANIES, INC., a Maryland corporation, and that he/she as such VP, being authorized so to do, executed the following instrument for the purpose therein contained, by signing the name of HAVERTY FURNITURE COMPANIES, INC., by himself/herself as such VP.

Witness my hand, at office, this 27th day of Feb, 2008.

Notary Public

My Commission Expires: 7/22/08
(NOTARY SEAL)

BEVERLY ROLLINS HINKLE
DeKalb County
NOTARY
PUBLIC
EXPIRES
07-22-2008
STATE OF GEORGIA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $191,000.00

Subscribed and sworn to before me this the 27th day of February 2008

Notary Public Jennifer D Dunlap

My commission expires: 9/19/09

(Affix Seal)

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land in Nashville, Tennessee, lying in the 32nd Council District of Davidson County and being Lot 1 of the Final Plat of Haverty Furniture Subdivision as recorded in Instrument Number 200802040011303, Registers Office of Davidson County (RODC). Bounded on the north by the southern Right of Way (ROW) of J.P. Hennessy Drive (60' ROW); bounded on the east by Lot 2 of said plat, being Haverty Furniture Companies, Inc., as recorded in Instrument Number 200708100095952, RODC; bounded on the south by Thompson Realty, L.P., as recorded in Record Book 675, Page 732, Registers Office of Rutherford County; and bounded on the west by Lot 1 of Resubdivision of Tract 205A, Interchange City Industrial Park, as recorded in Plat Book 8250, Page 584, RODC, being TMC, Inc., as recorded in Instrument Number 200001310009914. Tract being described as follows:

Point of Beginning being a set point lying on said southern ROW of J.P. Hennessy Drive, being ±1536.1' from the ROW intersection of said J.P. Hennessy Drive and Firestone Boulevard and being the northwest corner of the tract being described; thence along said ROW of J.P. Hennessy Drive on a curve to the left having a radius of 848.51', a length of 214.68', an interior angle of 14°29'46" and a chord bearing and distance of N79°09'26"E 214.10' to a set point being the northeast corner of the tract being described; thence leaving said ROW of J.P. Hennessy Drive S18°05'27"E 399.88' to a point lying in the centerline of East Branch Hurricane Creek; thence along said centerline with the following: S66°11'23"W 24.05' to a point; thence S66°49'20"W 35.56' to a point; thence S71°32'51"W 74.10' to a point; thence S77°21'25"W 64.38' to a point; thence S86°40'24"W 120.99' to a point being the southeast corner of the tract being described; thence leaving said centerline of East Branch Hurricane Creek N03°29'39"W passing a found iron rod with cap at 40.08' and continuing for a total of 409.26' to the point of beginning.

Tract contains 109,437 square feet or 2.51 acres.

Bearings based on magnetic north on May 24, 2007.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2008 and subsequent years, a lien not yet due or payable, or special assessments which are not shown as existing liens by the public records.

2. All matters affecting the condition of title created by or with the written consent of Purchaser.

3. All matters that would be shown by a current and accurate survey or a physical inspection of the subject property.

4. All applicable laws, ordinances, rule and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the subject property.

5. Easement for the flow of any creeks, streams or branches and the natural flow of Hurricane Creek across subject property.

6. 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.

7. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility of 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.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from McDowell Development Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 4, 1975, filed May 12, 1975 and recorded in Book 4911, Page 472 and in Book 5831, Page 288 in the Register's Office for Davidson County, Tennessee.

9. 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.

10. Terms and conditions of that certain Lease dated September 27, 3005 between Sharp Transport, Inc. and Walker's Trailer Sales, LLC.

11. All matters as shown on the Plan of Final Plat of Haverty Furniture Subdivision, of record in Instrument No. 20080204-0011303, Register's Office for Davidson County, TN.