THIS INSTRUMENT PREPARED BY:

Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Allison M. Ryan, Esq.

Davidson County DEEDWARR
Recvd: 04/04/08 15:30 6 pgs
Fees:32.00 Taxes:0.00
20080404-0034560

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HRE NASHVILLE, LLC c/o Mitchell P. Kahn & Joshua Joseph 5 Revere Drive, Suite 320 Northbrook IL 60062	**HRE NASHVILLE, LLC** c/o Mitchell P. Kahn & Joshua Joseph 5 Revere Drive, Suite 320 Northbrook IL 60062	Map 34-06, Parcel 8.00

THIS TRANSFER IS EXEMPT FROM TAXATION PURSUANT TO TCA 67-4-409(e).

THIS INDENTURE, made as of March 27, 2008, between **SOFA EXPRESS, INC.**, a Tennessee corporation ("Grantor"), and **HRE NASHVILLE, LLC**, a Delaware limited liability company ("Grantee").

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 and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed with special warranty and by these presents does grant, bargain, sell, alien, convey and confirm with special warranty unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with Grantor's right, title and interest in and to that certain Reciprocal Easement Agreement by and between Sharondale Properties and Payless Cashways, Inc. recorded in the Register's Office for Davidson County, Tennessee at Book 7246, Page 187, re-recorded at Book 7836, Page 844, as amended.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

Taxes for the year 2008 and subsequent have been assumed by the Grantee.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

SOFA EXPRESS, INC., a Tennessee corporation

By: K. Scott Pasquith

Name: K. SCOTT PASQUITH

Title: V-P, CFO

ACKNOWLEDGMENT

STATE OF OHIO)

) SS:

COUNTY OF FRANKLIN)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared K. SCOTT PASQUITH with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the CFO of Sofa Express, Inc., a Tennessee corporation, and that (s)he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by (her)himself as such officer.

WITNESS my hand, at office in GROVEPORT, OH, this 25 day of MARCH, 2008.

Witness my hand, at office, this 25 day of MARCH, 2008

Janet L. Smith

Notary Public, State of OHIO

Printed Name JANET L. SMITH

My Commission Expires: MARCH 23, 2010

(Notarial Seal)

JANET L. SMITH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 23, 2010

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Resubdivision of Lots 4 and 5 of the Revised Master Plat of Rivergate Place, of record in Book 6200, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Sofa Connection, Inc., a Tennessee Corporation by deed from payless Cashways, Inc., a Delaware Corporation of record in Book 10833, page 323, Register's Office for Davidson County, Tennessee, dated February 26, 1998, the said Sofa Connection, Inc. now being Sofa Express, Inc. pursuant to Plan and Agreement of Merger of record in instrument No. 20070906-0107010, in said register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Covenants, conditions, and restrictions of record which do not adversely affect the use of the real property (described on Exhibit A) as previously used by Grantor;

2. Private, public, and utility easements and roads and highways;

3. Acts done, or suffered by Grantee;

4. Real and personal taxes and assessments for the current assessment period and all subsequent periods

5. All matters of record as set forth on Grantee's owner's title insurance policy; and

6. All applicable laws, ordinances and regulations which do not adversely affect the use of the real property (described on Exhibit A) as previously used by Grantor.