WHEN RECORDED RETURN TO:

Kelly Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Commerce Center, Suite 1000
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/04/08 15:39 5 pgs
Fees:28.00 Taxes:6937.50
20080604-0057500

SPECIAL WARRANTY DEED

FROM: SULLIVAN'S OF TENNESSEE, INC., a Tennessee corporation
Grantor

TO: SSI-NASHVILLE, LLC, a Tennessee limited liability company
Grantee

This instrument was prepared by:

Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner (s)

5111 Maryland Way,
Suite 201
Brentwood, Tennessee
37027

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

SSI-Nashville, LLC
5111 Maryland Way,
Suite 201
Brentwood, Tennessee
37027

Map-Parcel Numbers

Map 93-6-4, Parcel 40
Map 93-6-4, Parcel 39
Map 93-6-4, Parcel 15

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is One Million Eight Hundred Seventy Five Thousand and No/100 Dollars ($1,875,000.00).

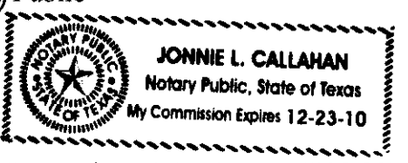
Affiant

Store No. 8520

SUBSCRIBED AND SWORN TO before me, this the 30 day of May, 2008.

Jonnie L. Callahan
Notary Public

My Commission Expires:
12-23-2010



FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SULLIVAN'S OF TENNESSEE, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SSI-NASHVILLE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 329 Broadway, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of this 4th day of June, 2008.

GRANTOR:

SULLIVAN'S OF TENNESSEE, INC.,
a Tennessee corporation

By: _____
Name: Mark Mednansky
Title: President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Mednansky, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Sullivan's of Tennessee, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal, at office, in Dallas County, Texas, this the 30 day of May, 2008.

Jonnie L. Callaha
Notary Public

My Commission Expires:

12-23-2010

JONNIE L. CALLAHAN
Notary Public, State of Texas
My Commission Expires 12-23-10

Store No. 8520

EXHIBIT A

Being three tracts of land in the central portion of Davidson County, lying in the 6th Councilinanic District of Nashville, Tennessee. Bounded on the North by right-of-way (row) of Broadway (104' ROW), also on the North by Lufay Anderson Sweet, II as recorded in Book 8977, page 826 and Instrument No. 200301150006649, Register's Office of Davidson County (RODC) & Alton Ross, Jr. & Timothy S. Smith as recorded in Instrument No. 200308010109560 & Instrument No. 200308010109560, RODC, on the East by Edwin L. Holt & Lois C. Holt as recorded in Instrument No. 200308010109558, on the South by Louis B. Todd, Jr. as recorded in Instrument No. 200301090004230, RODC on the West by ROW of 4th Avenue South (72' ROW), Tract being described as follows;

Point of Beginning being a found PK Nail at the Northwest corner of the tract being described, said point being the southeast corner of the intersection of 4th Avenue South and Broadway; Thence with said ROW of Broadway North 62°l l'49" East 46.21 Feet to a point in the interior of an existing building, said point lying on a common wall of Parcel 15 & Parcel 17; Thence with said common wall and leaving the ROW of Broadway South 27°16'03" East 90.00 feet to a point in the interior of an existing building; Thence continuing with a common interior wall North 62°11'49" East 23.79 feet to a point on the interior of an existing building; Thence continuing with said common interior wall and Thence leaving said wall South 27°16'03" East 25.88 feet to an exterior set point; Thence North 62°55'02" East 40.21 feet to a found iron rod; Thence South 27°04'58" East 35 feet to a set point; Thence South 62°55'02" West 110.09 feet to a set point on the Northeasterly ROW margin of 4th Avenue South; Thence with said ROW North 27°16'03" West 150.00 feet to the point of beginning.

Containing 9,792 square feet or 0.23 acres.

Being the same property conveyed to Sullivan's of Tennessee, Inc., a Tennessee corporation by General Warranty Deed from Morris Furniture Company, Inc., a Tennessee corporation of record in Instrument No. 20050504-0050029, Register's Office of Davidson County, Tennessee, and by Quitclaim Deed from Morris Furniture Company Inc. of record in Instrument No. 20050504-0050030, in said Register's Office, and by General Warranty Deed from Joel Morris, Elaine Eskind and Alyse Sprintz, Co-Trustees of the Trusts U/W/O Jennie Morris F/B/O Joel Morris, F/B/O Elaine Eskind and F/B/O Alyse Sprintz, and Joel Morris, Elaine Morris Eskind and Alyse Morris Sprintz of record in Instrument No. 20050504-0050031, said Register's Office, and by Qultclaim Deed from Joel Morris, Elaine Eskind and Alyse Sprintz Co-Trustees of the Trusts U/W/O Jennie Morris F/B/O Joel Morris, F/B/O Elaine Eskind and F/B/O Alyse Sprintz and Joel P. Morris, Elaine Morris Eskind and Alyse Morris Sprintz of record in Instrument No. 20050504-0050032, said Register's Office.

Store No. 8520

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2008 and subsequent years.
2. Any and all matters which would be disclosed by a current, accurate survey and/or visual inspection of the Property.
3. Terms and provisions of Capital Mall Redevelopment Project as set out in Metro Council Bill Nos. 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; 98-1187 and BL2002-1033; and of record in Book 7423, page 374; Book 8027, page 865; Book 9208, page 613; and Book 10512, page 464; as amended in Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
4. Rights of others in and to all party walls and all roofs, chimneys, fixtures and other appurtenances to the buildings susceptible to common use and easements for support and maintenance thereof.