ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Commercial Floor Products, LLC 2927 Armory Drive Nashville, TN 37204	Tax Map 118-16, Parcel 62	Commercial Floor Products, LLC 2927 Armory 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, **R & C HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **COMMERCIAL FLOOR PRODUCTS, LLC**, a Tennessee limited liability company (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 2927 Armory 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: 09/16/08 11:20 4 pgs
Fees:23.00 Taxes:9250.00

20080916-0094647

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me this 15th day of September 2008.

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 15th day of September, 2008.

GRANTOR:

R & C HOLDINGS, LLC
a Tennessee limited liability company

By: O. Christina Collins
Name: O. Christina Collins
Title: Member / Secretary

DIANA S. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DIANA S. LONG, Notary Public, O. CHRISTINA COLLINS 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 MEMBER/SECRETARY of R & C Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of R & C Holdings, LLC.

WITNESS my hand, at office, this 15TH day of Sept., 2008.

Diana S. Long
Notary Public
My Commission Expires: July 25, 2009

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot No. 164 on the map entitled Final Plat of Consolidation of Lots 164, 165 & 166, Sidco, Section Three, of record as Instrument No. 20070731-0090884, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R & C Holdings, LLC, by deed of record as Instrument No. 20060525-0061609, dated May 17, 2006, said Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1) General or special taxes and assessments for the year 2008, a lien, not yet due and payable.

2) Matters shown on the Plan of record in Plat Book 2663, page 41, as amended in Book 4168, page 534, and Book 4610, page 176, and as Instrument No. 20070731-0090884, all in the Davidson County Register of Deeds Office.

3) Rights reserved in the Quitclaim Deed of record in Book 2152, page 347, said Register's Office.

4) Easement for use of Sewage Facilities as set forth in the Warranty Deed of record in Book 2707, page 619, said Register's Office.

5) Temporary Construction Easement of record in Book 4124, page 320, said Register's Office, as shown on the plat of survey by Robert M. Searson, Tenn. RLS No. 1666, with Littlejohn Engineering Associates, dated July 31, 2008, Job No. 28185.

6) Stormwater Detention Agreement of record as Instrument No. 20070404-0040196, said Register's Office.

7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20070409-0041376, said Register's Office.