THIS INSTRUMENT PREPARED BY:

Cohen Tauber Spievack & Wagner P.C.
420 Lexington Avenue – Suite 2400
New York, NY 10170
Attention: Robert A. Boghosian, Esq.

Davidson County DEEDWARR
Recvd: 09/19/08 09:08 5 pgs
Fees:28.00 Taxes:6845.00
20080919-0095536

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUSSETT PARTNERS OF TENNESSEE, LLC 3281 Browns Farm Road Scottsville, KY 42164	**RUSSETT PARTNERS OF TENNESSEE, LLC** 3281 Browns Farm Road Scottsville, KY 42164	Map 34-06, Parcel 8.00

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is $1,850,000.00.

Affiant S R Carter

Subscribed and sworn to before me this the 18th *day of September 2008*

JENNIFER CHANDLER CREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public Jennifer Chandler Cree

My commission expires: November 07, 2011

(Affix Seal)

THIS INDENTURE, made as of 9/16, 2008, between **HRE NASHVILLE, LLC**, a Delaware limited liability company ("Grantor"), and **RUSSETT PARTNERS OF TENNESSEE, LLC**, a Tennessee limited liability company and ("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 and claiming by or through Grantor, but not otherwise.

Taxes for the year 2008 and subsequent years 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]

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Covenants, conditions, and restrictions of record affecting the use of the real property (described on Exhibit A);

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 all amendments to and assignments of such matters of record; and

6. All applicable laws, ordinances and regulations affecting the use of the real property (described on Exhibit A).

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

GRANTOR:

HRE NASHVILLE, LLC, a Delaware limited liability company

By: _____

Name: Joshua Joseph

Title: Member

ACKNOWLEDGMENT

STATE OF IL)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joshua Joseph, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of HRE Nashville, LLC, a Delaware limited liability company and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Member.

WITNESS my hand, at office in Northbrook, Illinois, this 12th day of September, 2008.

Nancy Karth

Notary Public, State of IL

Printed Name Nancy Karth

My Commission Expires: 8/23/11

(Notarial Seal)

OFFICIAL SEAL
NANCY KARTH
Notary Public – State of Illinois
My Commission Expires August 23, 2011

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 the same property conveyed to HRE Nashville, LLC, a Delaware limited liability company by deed from Sofa Express, Inc., a Tennessee corporation of record in Instrument No. 20080404-0034560, Register's Office for Davidson County, Tennessee, said conveyance being pursuant to Order Authorizing Debtor to sell Debtor's Property of record as Instrument No. 20080404-0034559, in said Register's Office.