SPECIAL WARRANTY DEED

FROM: ARMSTRONG HARDWOOD FLOORING COMPANY, a Tennessee corporation Grantor TO: BRUCEWOOD PARTNERS, a Tennessee general partnership Grantee		This instrument was prepared by: Warren H. Wild, Jr. Stites & Harbison, PLLC 401 Commerce Street, Suite 800 Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers:
Brucewood Partners 5200 Old Harding Road Franklin, TN 37064 Attention: Ronald D. Buck	Same as New Owner	Map 091-00-0 Parcel 009.00 Map 091-00-0 Parcel 010.00 Map 091-00-0 Parcel 012.00 Map 091-00-0 Parcel 032.00 Map 091-00-0 Parcel 037.00 Map 091-00-0 Parcel 039.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Five Hundred Thousand and No/100 Dollars ($2,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of January, 2013.

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-18-14

BILL GARRETT, Davidson County
Trans:T20130009376 DEEDWARRSP
Recvd: 02/04/13 10:44 10 pgs
Fees:53.00 Taxes:9250.00

20130204-0011239

FOR AND IN CONSIDERATION OF the sum of Two Million Five Hundred Thousand and No/100 Dollars ($2,500,000.00), the receipt and sufficiency of which are hereby acknowledged, **ARMSTRONG HARDWOOD FLOORING COMPANY**, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BRUCEWOOD PARTNERS,** a Tennessee general partnership comprised of Ronald D. Buck and Kent C. Taylor ("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 5400 Centennial Boulevard, 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.

Witness my hand this 30 day of January, 2013.

GRANTOR:

ARMSTRONG HARDWOOD FLOORING COMPANY, a Tennessee corporation

By: Tom Waters

Name: Tom Waters

Title: Treasurer

STATE OF Pennsylvania)
)
COUNTY OF Lancaster)

Before me, Beverly A Berkheimer, a Notary Public of said County and State, personally appeared Tom Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Treasurer (or other officer authorized to execute the instrument) of ARMSTRONG HARDWOOD FLOORING COMPANY, a Tennessee corporation, the within named bargainor, a corporation, and that s/he as such Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her/himself as Treasurer.

Witness my hand and seal, at Office in Lancaster, Pennsylvania ~~Tennessee~~, this 30th day of January, 2013.

Beverly A Berkheimer
Notary Public

My Commission Expires: 11-03-2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Beverly A. Berkheimer, Notary Public
Manor Twp., Lancaster County
My Commission Expires Nov. 3, 2015
Member, Pennsylvania Association of Notaries

EXHIBIT A

Property Description

Land in Davison County, Tennessee, more fully described as follows:

TRACT A

Being a parcel of land in the Urban Services District of Nashville, Davidson County, Tennessee, located north of Centennial Boulevard and extending from Fifty-First Avenue North westward to 400 feet, more or less, east of Sixty-First Avenue North and being more particularly described as follows:

BEGINNING at an existing iron rod in a southwest corner of B.P. Oil Inc. Property of record in Book 6488, Page 866, R.O.D.C., said existing iron rod being in the northerly right-of-way of CSX Transportation Railroad;

THENCE, with said northerly right-of-way of railroad the following calls:

With a curve to the right 820.34 feet to a point, said curve having a central angle of 25°16'07", a radius of 1,860.08 feet, and a chord of N63°46'57"W, 813.71 feet;

N51°08'53"W, 585.38 feet to a point in the easterly line of a 20-foot road;

THENCE, with said 20-foot road N06°25'53"W, 28.26 feet to a point;

N51°08'53"W, 753.04 feet to a post in the easterly boundary of Lealco Properties, LLC of record in Book 11611, Page 468, R.O.D.C.;

THENCE, with Lealco's line N01°27'59"E, 880.00 feet to a point in the low water of the Cumberland River;

THENCE, with meanders of low water, S46°56'21"E, 452.44 feet to a point;

THENCE, continuing with low water, S66°17'05"E, 722.28 feet to a point in the west line of Magellan Terminals Holdings, L.P. of record in Instrument No. 200402180018887, R.O.D.C.;

THENCE, with said line of Magellan the following calls:

S05°41'14"E, 50.00 feet to a point;

S06°12'38"E, 876.98 feet to a point;

N83°58'47"E, 140.01 feet to an existing iron rod;

S06°14'50"E, 49.54 feet to a P.K.set;

S30°14'50"E, 100.00 feet to a P.K.set;

S40°44'50"E, 100.00 feet to a P.K.set;

S53°14' 48"E, 100.00 feet to an existing P.K., in a southwest corner of B.P. Oil, Inc. of record in Book 6488, Page 866, R.O.D.C.;

THENCE, with B.P. Oil, Inc. the following calls:

N83°45'10"E, 281.54 feet to a P.K. set;

S06°30'00"E, 362.30 feet to the point of beginning.

Containing 1,214,185 square feet or 27.87 acres, more or less.

TRACT B

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being the southeast corner of MIMMS, LLC & Campbell & Campbell, LLC of record in Instrument No. 200212310162668, R.O.D.C.;

THENCE, with said MIMMS, LLC east line, N27°16'29"E, 215.78 feet to a point;

THENCE, N19°22'59"E, 331.00 feet to an existing iron rod in the south line of Armstrong Hardwood Flooring Company of record in Instrument No. 200008300085723, R.O.D.C.;

THENCE, with said south line, S51°13'15"E, 594.12 feet to an existing Monument in the westerly right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the left 545.48 feet to an existing iron rod point in the northerly margin of Centennial Boulevard, said curve having a central angle of 39°50'22", a radius of 784.49 feet and a chord of S67°30'42"W, 534.56 feet;

THENCE, with said northerly margin of Centennial Boulevard the following calls:

N77°52'16"W, 40.14 feet to an existing iron spike;

With a curve to the right 108.48 feet to an existing iron rod, said curve having a central angle of 19°34'00", a radius of 317.65 feet and a chord of N68°05'16"W, 107.95 feet;

N58°18'16"W, 45.36 feet to the point of beginning.

Containing 171,358 square feet or 3.93 acres, more or less.

TRACT C

Being a Parcel of land located in Nashville, First Civil District, Urban Services District, Nashville, Davidson County, Tennessee. Located north of Centennial Boulevard and South of

CSX Transportation Railroad, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being the southeast corner of Thomas M. Wall, of record in Book 6256, Page 206, R.O.D.C.;

THENCE, with Wall's line, N31°04'13"E, 230.54 feet to a point;

THENCE, N63°06'01"W, 127.66 feet to a point in the east right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the right 405.31 feet to a point in the southerly right-of-way of CSX Transportation, said curve having a central angle of 31°11'33", a radius of 744.49 feet and a chord of S83°23'33"E, 400.32 feet;

THENCE, with southerly right-of-way of CSX Transportation S51°08'53"E, 473.40 feet to the northwest corner of Tract D, property conveyed to Bruce Hardwood Flooring, LLC or record in Instrument No. 200007030065579, R.O.D.C.;

THENCE, with said westerly line, S31°55'21"W, 332.06 feet to a point in the northerly margin of Centennial Boulevard;

THENCE, with said northerly margin N57°51' 22"W, 639.41 feet to a point;

THENCE, with a curve to the left 61.98 feet to the point of beginning, said curve having a central angle of 07°29'53", a radius of 473.61 feet and a chord of N61°36'16"W, 61.94 feet;

Containing 256,984 square feet or 5.90 acres, more or less.

TRACT D

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being at the northeast intersection of Centennial and Abandoned Fifty-Fourth Avenue North;

THENCE, with easterly margin of Abandoned Fifty-Fourth Avenue North, N31°55'21"E, 332.06 feet to a point in the southerly right-of-way of CSX Transportation;

THENCE, with said southerly right-of-way, S51°08'53"E, 575.00 feet to a point;

THENCE, with a curve to the left, 900.88 feet to a point in the westerly margin of Fifty-First Avenue North, said curve having a central angle of 26°20'02", a radius of 1,960.08 feet, and a chord of S64°18'54"E, 892.97 feet;

THENCE, with westerly margin of Fifty-First Avenue North, S06°30'00"E, 50.00 feet to the northeast corner of the property of Armstrong Hardwood Flooring Company, of record in Instrument No. 200007030065579, R.O.D.C.;

THENCE, with Armstrong's north line, N74°18'34"W, 238.00 feet to a point;

THENCE, S06°10'54"E, 330.00 feet to a point in the northerly margin of Centennial Boulevard;

THENCE, with said northerly margin, N57°51'22"W, 1,464.70 feet to the point of beginning.

Containing 389,588 square feet or 8.94 acres, more or less.

Total of Tracts "A", "B", "C" and "D" are 2,032,115 square feet or 46.64 acres, more or less.

TRACT E

Being a parcel of land in Nashville, Urban Services District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Centennial Boulevard and Fifty-First Avenue North being part of Block "D", all of Lot Nos. 1002, 1004, part of Lot Nos. 1006, 1008, 1010, 1012, 1014, 1016 and 1018 shown on Block 32, portion of Pennsylvania Avenue and Alley No. 1209, part of Lot No. 1001, shown on Block 25, all shown on Plan No. 2, West Nashville, Tennessee, of record in Book 57, Page 172, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the northerly right-of-way line of Centennial Boulevard and the westerly right-of-way line of Fifty-First Avenue North;

THENCE, with said northerly right-of-way line N57°51'22"W, 284.50 feet to an iron pin;

THENCE, leaving said right-of-way line with an easterly line of property conveyed to Armstrong Hardwood Flooring Company, of record in Instrument No. 200007030065579, R.O.D.C., N06°10'54"W, 330.00 feet to an iron pin;

THENCE, with a southerly line of said Armstrong property S74°18'34"E, 238.00 feet to an iron pin in the westerly right-of-way line of Fifty-First Avenue North;

THENCE, with said right-of-way line S06°30'00"E, 417.77 feet to the point of beginning.

Containing 82,858 square feet or 1.90 acres more or less.

TRACT F

Being a parcel of land located in Nashville, Urban Services District, Twentieth Councilmanic District, Davidson County, Tennessee, located along the southerly right-of-way of CSX Transportation Railroad, east of Sixty-First Avenue North (Formerly Depot Street and Twentieth Street), also being the 2.16 acre tract as shown on the Map of J. B. Ransom's West Nashville Lands of record in Plat Book 332, Page 74, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the most northerly offset of the southerly right-of-way of CSX Transportation Railroad, said point being approximately 44.8 feet more or less from the most southerly offset of said railroad right-of-way, said point also being the northeast corner of property conveyed to Cumberland Materials, Inc., of record in Book 10280, Page 580, R.O.D.C.;

775.05 feet to an existing monument;

THENCE, S25°59'03"E, 47.96 feet to an existing monument in the northerly right-of-way of CSX Transportation Railroad conveyed by deed of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said northerly right-of-way and a curve to the left 186.27 feet to a point in the northeast corner of property conveyed to Armstrong Hardwood Flooring Company, of record in Instrument No. 200008300085723, R.O.D.C, said curve having a central angle of 13°36'17", a radius of 784.49 feet, a tangent of 93.58 feet and a chord of N85°32'50"W, 185.84 feet;

THENCE, leaving said northerly right-of-way with the northerly boundary of Armstrong property, N51°13'15"W, passing an existing iron pin at 594.12 feet for a total distance of 665.26 feet to an existing monument in the easterly boundary of the property conveyed to Cumberland Materials, Inc. of record in Book 10280, Page 580, R.O.D.C.;

THENCE, with said easterly boundary of Cumberland Materials, Inc. and along said offset of railroad right-of-way N38°54'48"E, 125.24 feet to the most northerly offset of said right-of-way of CSX Transportation Railroad and the point of beginning.

Containing 93,352 square feet or 2.14 acres more or less.

According to a survey by Judy L. Judson, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated August 28, 2012, last revised January 28, 2013, Job No. 3541500.

Being the same property conveyed to ARMSTRONG HARDWOOD FLOORING COMPANY, a Tennessee corporation, formerly known as BRUCE HARDWOOD FLOORING LLC, a Delaware limited liability company, by deed from TRIANGLE PACIFIC CORP., a Delaware corporation, of record as Instrument No. 20000703-0065579, dated June 29, 2000, said Register's Office.

Being the same property conveyed to ARMSTRONG HARDWOOD FLOORING COMPANY, a Tennessee corporation, formerly known as BRUCE HARDWOOD FLOORING LLC, a Delaware limited liability company, by deed from MADISON MILL, INC., a Tennessee corporation, of record as Instrument No. 20000830-0085723, dated August 29, 2000, said Register's Office.

TOGETHER WITH all rights, title and interest of Grantor in the Easement of record in Book 1237, page 141, in said Register's Office.

Together with all rights assigned to Grantee by Grantor as contained in that certain Assignment of Easement Rights to be recorded simultaneously herewith in the Register Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. The lien for 2013 taxes.

Map 91 Parcel 9 (Tract A)

2. Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, page 317, Register's Office for Davidson County, Tennessee, as shown on the Survey, as such term is defined below.

3. Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, page 55, Register's Office for Davidson County, Tennessee, as shown on the Survey.

4. The nature, extent or lack of riparian rights or the riparian owners and the public in and to the use of the waters of the Cumberland River.

Map 91 Parcel 10 (Tract A)

5. Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, page 317, Register's Office for Davidson County, Tennessee, as shown on the Survey.

6. Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, page 55, Register's Office for Davidson County, Tennessee, as shown on the Survey.

7. The nature, extent or lack of riparian rights or the riparian owners and the public in and to the use of the waters of the Cumberland River.

8. Waterline easement contained in Book 2925, page 234, said Register's Office, as shown on survey.

Map 91 Parcel 12 (Tract A)

9. Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of record in Book 972, page 393, Register's Office for Davidson County, Tennessee, as shown on the Survey.

10. Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, page 218, Register's Office for Davidson County, Tennessee, as shown on the Survey.

11. Easement for switch track as evidenced in Deed of record in Book 981, page 650, Register's Office for Davidson County, Tennessee, as shown on the Survey.

Map 91 Parcel 32 (Tract F)

12. Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3676, page 126 and as amended by Modification Agreement of record in Book 3705, page 289, both Register's Office for Davidson County, Tennessee, as shown on the Survey.

13. Right of Way Easement for water line of record in Book 1716, page 23, Register's Office for Davidson County, Tennessee, as shown on the Survey.

14. Easement for water pipeline as evidenced in Deed of record in Book 1133, page 236, Register's Office for Davidson County, Tennessee, as shown on the Survey.

15. Rights of ingress and egress as evidenced in Deed of record in Book 362, page 497, Register's Office for Davidson County, Tennessee, as shown on the Survey.

Map 91 Parcel 37 (Tracts B, C and D)

16. Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee of record in Book 4656, page 788, Register's Office for Davidson County, Tennessee, as shown on the Survey.

17. Right of Way Easement of record in Book 3804, page 55, Register's Office for Davidson County, Tennessee, as shown on the Survey.

18. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company of record in Book 3678, page 14, Register's Office for Davidson County, Tennessee.

19. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company of record in Book 3676, page 165, Register's Office for Davidson County, Tennessee.

20. Title to that portion of the subject property embraced within the bounds of roads and right of ways.

ALL PARCELS

21. Matters shown on the plat of survey by Judy L. Judson, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated August 28, 2012, last revised January 28, 2013, Job No. 3541500 (the "Survey").