Davidson County DEEDWARR
Recvd: 08/05/04 15:30 2pgs
Fees:13.00 Taxes:1184.00

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WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to me on August 4, 2004.

NOTARY PUBLIC

My Commission Expires

ERLENE LEE HAMLIN NOTARY PUBLIC DAVIDSON COUNTY, TENN. AD LARGE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20258SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bolton Ventures, LLC 6010 Dunham Springs Nashville, TN 37205	New Owner	115-16-043.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter M. Cunningham, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bolton Ventures, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of West Meade Farms, Inc., Section "A", as of record in Book 1424, page 143, 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 Walter M. Cunningham and wife, Vida F. Cunningham, by Deed from Lillian W. Gordon and Douglas M. Wright, Jr., Trustees under the Will of the Estate of John S. Gordon, Jr., of record in Book 4437, page 809, Register's Office for Davidson County, Tennessee. The said Vida F. Cunningham having since died. The said Walter M. Cunningham, also known as Walter M. Cunningham, Sr.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 1424, page 143, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6144 Jocelyn Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on August 4, 2004.

Walter L. Cunningham Sr.

Walter M. Cunningham, Sr.

By: Walter L. Cunningham Jr.

Walter M. Cunningham, Jr., Attorney-In-Fact

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter M. Cunningham, Jr.,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Walter M. Cunningham, Sr., as his Attorney in Fact, as the free act and deed of the within named Walter M. Cunningham, Sr.

Witness my hand and official seal this 4th day of August 2004.

Todd A. Bricker

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

My Commission Expires: _____