PICK-UP

Davidson County DEEDWARR
Recvd: 09/11/06 12:27 4 pgs
Fees:23.00 Taxes:2520.44

20060911-0112108

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 19898-6
Davidson Co.
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Show House, LLC 5508 South Stanford Drive Nashville, TN 37215	New Owner	Map 131-13 Parcel 041

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BRADLEY M. BOLTON AND TERESA B. BOLTON, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto SHOW HOUSE, LLC, a Kansas limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be this 7th day of September, 2006.

Bradley M. Bolton

Teresa B. Bolton

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 Bradley M. Bolton, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of September, 2006.

Jennifer L. Johnson
Notary Public
My Commission Expires: Nov. 24, 2007

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 Teresa B. Bolton, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of September, 2006.

Jennifer L Johnson
Notary Public
My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $681,200.00

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me this
7th day of September, 2006.

Sharon Patterson
Notary Public
My commission expires: 7-19-08

Exhibit A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of Westwood, City of Forest Hills, Davidson County, Tennessee, as of record in Book 4660, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bradley M. Bolton and wife, Teresa B. Bolton, by Warranty Deed dated May 17, 2005, from Nancy J. Wahl, married, of record in Instrument No. 20050519-0056781, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

(b) Matters of the Plan of record in Book 4660, Page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6434, Page 930, Register's Office for Davidson County, Tennessee.

(d) Subject to an ingress and egress easement as set out in the Deed of record in Book 5304, Page 132, Register's Office for Davidson County, Tennessee.

(e) All matters shown on the Plan of record in Book 843, Page 47, and in Book 974, Page 14, Register's Office for Davidson County, Tennessee.