PICK-UP

Davidson County DEEDWARR
Recvd: 02/16/07 14:21 4 pg
Fees:23.00 Taxes:8232.50
20070216-0019939

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

ADDRESS NEW OWNERS:
James A. Crossman
David E. Rawlings
Jim Crossman Realty
Woodmont Centre, Suite 209
102 Woodmont Boulevard
Nashville, TN 37205

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owners

MAP-PARCEL NO.:
Map: 34
Parcel: 55.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BATH FITTER ® TENNESSEE, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto JAMES A. CROSSMAN and DAVID E. RAWLINGS (collectively "Grantees"), and Grantees' heirs, representatives, and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property having a street address of 10 Fant Industrial Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, and Grantees' heirs, representatives, and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee, and to Grantees' heirs, representatives, and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,225,000.00.

AFFIANT

Subscribed and sworn to before ~~me this~~ 15th day of February, 2007.

Notary Public

My Commission Expires:
9-19-09

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the 15th day of February, 2007.

GRANTOR:

BATH FITTER ® TENNESSEE, INC., a Tennessee corporation

BY: _____
Charles B. Reasor, Jr., Special Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public, Charles B. Reasor, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Special Vice President of BATH FITTER ® TENNESSEE, INC., a Tennessee corporation, being authorized to execute the foregoing instrument on behalf of the corporation.

WITNESS MY HAND, at office this 15th day of February, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-19-09

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, being Lot No. 1 on the plat of Fant Industrial Park, as shown on plat of record as Instrument No. 20000626-0063262, in the Register's Office for Davidson County, Tennessee ("RODC"), to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Bath Fitter ® Tennessee, Inc., by deed of record as Instrument No. 20000626-0063446, RODC.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, which are not yet due and payable.

2. All matters as shown on the plat of R.O.W. Dedication FANT Industrial Drive of record in Plat Book 9700, Page 445, RODC.

3. All matters as shown on the Plat of FANT Industrial Park of record in Instrument No. 20000626-0063262, RODC.

4. Stormwater Detention Agreement by and between Grantor and the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20000911-0089807, RODC.