Name and Address of New Owner:
Verchota Floors, Inc.

P. O. Box 90026
Nashville, TN 37209

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 03/06/08 14:08 3 pgs
Fees:18.00 Taxes:1295.00
20080306-0022770

TAX IDENTIFICATION NUMBER
04313000500

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **WE, HOWARD C. SUTTON AND WIFE, ESTHER L. SUTTON** ("Grantors"), have bargained and sold, and do hereby transfer and convey to **VERCHOTA FLOORS, INC.** ("Grantee"), his successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

> Taxes for the year 2008 and subsequent years, further subject to the right-of-way of a ten foot alley and the right-of-way of Old Hickory Boulevard, and further subject to Easement retained by Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in Metro Ordinance No. 74-1107 and subject to matters set forth on a survey by Campbell, McRae and Associates dated October 11, 2001.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 5th day of March, 2008.

Howard C. Sutton

Howard C. Sutton

Esther L. Sutton

Esther L. Sutton

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Howard C. Sutton and wife, Esther L. Sutton, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 5th day of March, 2008.

My commission expires:
3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Laurence F. Venuto
Affiant (Purchaser)

Subscribed and sworn to before me
this 5th day of March, 2008.

Deanie L. Gregory
Notary Public

My Commission Expires: 3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
Greater Nashville Title and Closing Company
200 MADISON STREET
MADISON, TN 37115

Exhibit "A"

Land in Madison, Davidson County, Tennessee, being bounded on the north by State Route 45, on the east by Madison Funeral Home, LLC, on the south by a 10 foot alley created in the closure of a portion of Old Hickory Boulevard by Council Bill 74-1107 and being described according to a survey by Campbell, McRae and Associates Surveying, Inc. (John Hood R.L.S. # 1838) dated 10-11-01 more particularly described as follows:

Beginning at an iron rod (old) at the northwest corner of the Madison Funeral Home Land (Book 10422, Page 297, Register's Office for Davidson County, Tennessee) (RODC TN), said rod being located S 53 deg. 34' 55" W 70.84 feet from a T.D.O.T. Hwy. monument in the southerly right-of-way of State Route 45 and being the northeast corner of the herein described tract of land; thence with said Madison Funeral Home property, S. 09 deg. 18' 32" W passing a concrete monument (old) on the original margin of Old Hickory Boulevard at 155.6 feet to a total distance of 179.23 feet to a P.K. nail (new) on the northerly margin of a 10 foot alley right-of-way created by Metro Council Bill 74-1107 and shown on a plat entitled "Street Abandonment Right of Way Dedication Bobby Sellers Property" recorded in Book 4660, Page 128, RODC, TN; thence with the northerly margin of said alley, N. 63 deg. 22' 56" W. 45.32 feet to a P.K. nail (new); thence with a curve to the left with a radius of 959.93 feet a chord bearing and distance of N. 65 deg. 41' 01" 75.97 feet for a length of 75.99 feet to a P.K. nail (new); thence with a curve to the left with a radius of 154.00 feet a chord bearing and distance of N. 83 deg. 05' 41" W 80.46 feet for a length of 81.40 feet to a P.K. nail (new); thence S. 81 deg. 45' 43" W. 31.93 feet to a P.K. nail (new) in the southerly right of way of State Route 45; thence with said southerly right of way, N. 75 deg. 36' 11" E. 109.00 feet to a T.D.O.T. Right-of-Way monument; thence N. 57 deg. 28' 00" E. 161.83 feet to a T.D.O.T. Right-of-Way Monument; thence N. 53 deg. 34' 55" E. 10.20 feet to the point of beginning.

Being the same property conveyed to Howard C. Sutton and wife, Esther L. Sutton by Warranty Deed from Marie G. Hicks, a widow, of record in Book 5056, Page 775, Register's Office for Davidson County, Tennessee and being that property acquired as a result of Metro Ordinance Bill # 74-1107.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 215 OLD HICKORY BOULEVARD, MADISON, TN 37115