THIS INSTRUMENT PREPARED BY:
William P. Jones
Jones, Longmire & Sindle
Post Office Box 738
Hendersonville, TN 37077-0738
Telephone: (615) 824-3761

MAP & PARCEL: _____

ADDRESS NEW OWNER:
LAKE SHORE POINTE
CONDOMINIUMS, INC.
307 - 24th Street
Old Hickory, TN 37138

MORTGAGEE:

SEND TAX BILLS TO:
OWNER

BOOK 10848 PG 150

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, **GULFPOINTE DEVELOPMENT, INC., a Tennessee corporation, ROGER LEE WELCH and wife, ELIZABETH ANN WELCH, LARRY J. LAFFERTY, SR., FILBERT J. MARTOCCI, JR. and wife, RHONDA MARTOCCI, and J. & L. MANAGEMENT AND INVESTMENT COMPANY, INC., a Tennessee corporation,** have this day bargained and sold and by these presents convey and quitclaim unto **LAKE SHORE POINTE CONDOMINIUMS, INC., a Tennessee corporation,** all of their right, title and interest in and to the following described tracts or parcels of land situated in **Davidson** County, Tennessee:

FOR DESCRIPTION, see Exhibits "1", "2", "3", "4", "5", "6", "7", "8", "9" and "10" which are attached hereto and incorporated herein by reference.

8907 03/20 0101 03CHECK 3757.00

IN WITNESS WHEREOF, we have hereunto set our hands this 17 day of MARCH, 1998.

GULFPOINTE DEVELOPMENT, INC.

BY: _____
Title: President

98 MAR 20 PM 3:57
FILED AND REGISTERED
DAVIDSON COUNTY, TN.

04115075
IDENTIF. & REFERENCE

ROGER LEE WELCH

ELIZABETH ANN WELCH

LARRY J. LAFFERTY, SR.

FILBERT J. MARTOCCI, JR.

RHONDA MARTOCCI

J. & L. MANAGEMENT AND INVESTMENT COMPANY, INC.

BOOK 10848 PG 151

BY: _____
Title: President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a notary public in and for the County and State aforesaid, personally appeared Filbert J. Martocci, Jr. with whom I am personally acquainted and who, upon oath, acknowledged himself to the **President of GULFPOINTE DEVELOPMENT, INC., a Tennessee corporation,** the within bargainor, and that he as such **President**, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as **President.**

WITNESS my hand and official seal on this 17th day of March, 1998 at Nashville, Tennessee.

NOTARY PUBLIC

My Commission expires: 3-31-2001

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared

of J. & L. MANAGEMENT AND INVESTMENT COMPANY, INC., a Tennessee corporation, the within named bargainor, and that he as such **President**, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as **President**.

WITNESS my hand and official seal on this 17th day of March, 1998 at Nashville, Tennessee.

Rosemary D. Brown
NOTARY PUBLIC

My Commission expires: 3-31-2001

STATE OF TENNESSEE

BOOK 10848 PG 152

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James J. Gaffett Jr.
AFFIANT

Sworn to and subscribed before me this 17th day of March, 1998.

Rosemary D. Brown
NOTARY PUBLIC

My Commission expires: 3-31-2001

ROGER LEE WELCH and wife, ELIZABETH ANN WELCH, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 31ST day of OCTOBER, 1997 at CHARLOTTE, NORTH CAROLINA

Lisa B. Barnett
NOTARY PUBLIC

My Commission expires: 8/20/01

BOOK 10848 PG 153

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **LARRY J. LAFFERTY, SR.**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of March, 1998 at Nashville, Tennessee.

Rosemary D. Davis
NOTARY PUBLIC

My Commission expires: 3-31-2001

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **FILBERT J. MARTOCCI, JR. and wife, RHONDA MARTOCCI**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of March, 1998 at Nashville, Tennessee.

Rosemary D. Davis
NOTARY PUBLIC

My Commission expires: 3-31-2001

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for the County and State aforesaid, personally appeared **Larry J. Lafferty, Sr.**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the **President**

Map 53-8
Parcel 2

EXHIBIT "1"

LAND in the 4th Civil District of Davidson County, Tennessee, being part of an unnumbered parcel shown on the Plan of Dabbs and Elliott's Subdivision, Old Hickory, Tennessee, of record in Book 547, Page 127, Register's office for said County, and described according to a survey by Ralph W. C. Lambert, Surveyor, dated August 8, 1974, as follows: beginning at an iron pin in the northerly margin of Lake Shore Drive (formerly Pitts Avenue), said point of beginning being South 49 deg. 31 min. East 207.0 feet from the southwest corner of the J. M. Puckett property; thence from said beginning point North 24 deg. 43 min. EAst 81.5 feet to an iron pin; thence North 52 deg. 10 min. East 54.2 feet to an iron pin; thence South 57 deg. 42 min. East 121.3 feet to a railroad spike in the westerly boundary of a 15-foot access easement to the boat dock property; thence with the westerly boundary of said access South 56 deg. 38 min. West 29.2 feet to the beginning of a curve; thence continuing with the westerly line of said access around a curve with a radius of 383.54 feet a distance of 122.17 feet to a railroad spike in the northerly margin of said Lake Shore Drive; thence with the northerly margin of said Lake Shore Drive North 49 deg. 31 min. West 85.9 feet to the beginning.

BOOK 10848 PG 154

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BEING the same property conveyed to grantors by deed of record in Book 7932, Page 267, Register's Office for Davidson County, Tennessee.

Map 53-8
Parcel 9

EXHIBIT "2"

BEING the northerly 1/2 of Lot No. 1 of Block 13 on the Map of Dabbs and Elliott's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said County.

SAID northerly 1/2 of Lot No. 1 fronts 75 feet on the southwesterly margin of Pitts Avenue and runs back between parallel lines 50 feet to a dead line.

AND

BOOK 10848 PG 155

BEING the southerly 1/2 of Lot No. 1 of Block 13 on the Map of Dabbs and Elliott's Subdivision at Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for said County.

SAID southerly 1/2 of Lot No. 1 fronts 50 feet on the northwesterly side of 22nd Street and runs back between parallel lines along the southwesterly margin of Pitts Avenue 75 feet to a dead line.

BEING the same property conveyed to grantors by deed of record in Book 7387, Page 853, Register's Office for Davidson County, Tennessee.

Map 53-8
Parcel 8

EXHIBIT "3"

Being Lots Nos. 2 and 3 of Block 13, on the Map of Dobbs & Elliott Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said County.

Said Lots Nos. 2 and 3 adjoin and front together 100 feet on the northwesterly side of 22nd Street, and run back parallel lines, 150 feet to a dead line.

BOOK 10848 PG 156

BEING the same property conveyed to grantors by deed of record in Book 7387, Page 849, Register's Office for Davidson County, Tennessee.

LW 3785
Map 53-8
Parcel 7

EXHIBIT "4"

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lots No. 4, 5 and 6, Block "13" on the Plan of Dabbs and Elliotts Subdivision at Old Hickory, of record in Book 547, Page 127, Register's Office for said County, described as follows:

SAID part of said lots front 50 feet on the northerly side of Dabbs Avenue (now known as Payne Avenue) and extends back between parallel lines along the westerly margin of 22nd Street, 150 feet to a dead line.

BOOK 10848 PG 157

BEING the same property conveyed to grantors by deed of record in Book 7925, Page 143, Register's Office for Davidson County, Tennessee.

Map 53-8
Parcel 6

EXHIBIT "5"

Land in Davidson County, Tennessee, being westerly 50 feet on the easterly 100 feet of Lots Nos. 4, 5, and 6 of Block 13 on the Plan of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 4, 5, and 6 fronts 50 feet on the northerly side Dabbs Avenue and runs back between parallel lines 150 feet to a dead line.

BOOK 10848 PG 158

BEING the same property conveyed to grantors by deed of record in Book 8107, Page 191, Register's Office for Davidson County, Tennessee.

Map 53-8
Parcel 5

EXHIBIT "6"

Land in Davidson County, Tennessee, being parts of Lots 4, 5 and 6 on the Map of Dabbs and Elliott Subdivision, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the north line of Dabbs Avenue where the same connects with the property of E. I. Dupont Co., at Old Hickory, Tennessee, and running north along the line of Dupont 150 feet to the north line of Lot 4, Block 13, and thence East along the line of Lots 3 and 4, Block 13, a distance of 50 feet, to the northwesterly corner of Lot now or formerly of Albert Mitchell; thence south along the line of Mitchell a distance of 150 feet to the north line of Dabbs Avenue; thence westerly and along the north line of Dabbs Avenue a distance of 50 feet to the point of beginning.

BEING the same property conveyed to grantors by deed of record in Book 7996, Page 637, Register's Office for Davidson County, Tennessee.

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Map 53-8
Parcel 147

EXHIBIT "7"

LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. Lambert, Surveyor, May 27, 1973, as follows:

BEGINNING at an iron pin at the northwest terminus of Lake Shore Drive, formerly Pitts Street, where the same intersects the easterly line of Parcel "A", Section "F", Revised, on the plan of Village of Old Hickory, of record in Book 1424, Page 131, Register's Office for said County; thence with the easterly line of Parcel "A" north 40 degrees 30 minutes east 250.1 feet to a point; thence south 29 degrees 22 minutes east 170 feet to a point; thence south 43 degrees west 78 feet to a point; thence south 80 degrees 45 minutes west 57.1 feet to a point; thence south 52 degrees 10 minutes west 54.2 feet to a point; thence south 26 degrees 36 minutes west 83 feet to a point in Lake Shore Drive; thence north 49 degrees 30 minutes west 207 feet to the beginning containing .97 acres, more or less.

BEING the same property conveyed to grantors by deed of record in Book 7235, Page 538, Register's Office for Davidson County, Tennessee.

Map 53-8
Parcel 11, 12 & 13
LW-1355, LW-1370,
LW-1380

EXHIBIT "8"

BEING Lots 1, 2 and 3, Block 12, Dabbs & Elliott Dupontonia Subdivision Property record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

SAID Lots 1, 2, and 3 front 50 feet each on the west side of 22nd Street and extends back between parallel lines 150 feet to a dead line in the rear.

BOOK 10848 PG 161

BEING the same property conveyed to grantors by deed of record in Book 7628, Page 216, Register's Office for Davidson County, Tennessee.

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Map 53-8
Parcel 19

EXHIBIT "9"

Land in Davidson County, Tennessee, being Lot 4 of Block 14 of Dabbs & Elliott's Subdivision at Dupontonia, Old Hickory, Tennessee, as recorded in Book 547, page 127, Register's Office for said County, and more particularly described as follows:
BEGINNING at the common corner of Lots 3 and 4 on the easterly margin of 22nd Street, thence along said street 50 feet to the common corner of Lots 4 and 5, and thence at right angles to said street and parallel to Dabbs Avenue in a generally easterly direction 144 feet to an alley, thence along said alley in a generally northerly direction 50 feet to a point; thence 144 feet back to the point of beginning.
Land in Davidson County, Tennessee, being Lot No. 5 of Block 14 of Dabbs & Elliott's Subdivision at Dupontonia, Old Hickory, Tennessee, as recorded in Book 547, page 127, Register's Office for said County, and more particularly described as follows:
BEGINNING at the common corner of Lot 4 and 5 on the easterly margin of 22nd Street, thence along said street 50 feet to the common corner of lots 5 and 6, and at right angles to said street and parallel to Dabbs Avenue in a generally easterly direction 144 feet to an alley, along said alley in a generally northerly direction 50 feet to a point, thence 144 feet back to the point of beginning.
Land in Davidson County, Tennessee, being Lot 6 of Block 14 of Dabbs & Elliott's Subdivision, at Dupontonia, Old Hickory, Tennessee, as recorded in Book 547, page 127, Register's Office for said County, and more particularly described as follows:
BEGINNING at the common corner of Lots 5 and 6 on the easterly margin of 22nd street, thence along said street 50 feet to the intersection of 22nd street and Dabbs Avenue; thence along the northerly margin of Dabbs Avenue 144 feet to an alley; thence along said alley in a generally northerly direction 50 feet to a point; thence 144 feet back to the point of beginning.

BOOK 10848 PG 162

AND

PROPERTY LOCATED IN THE CITY OF LAKEWOOD AND BEING PARCELS 17, 19, 20 AND 21 ON DAVIDSON COUNTY PROPERTY MAP 53-8. ALSO BEING LOTS 4, 5, 6, 8, AND 9 ON THE FINAL PLAT OF DABBS AND ELLIOT SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 127, R.O.R.C., TN. AND BEING MORE PARTICULARLY DESCRIBED HEREON:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF 22ND STREET (50 FEET RIGHT-OF-WAY) AND THE NORTHERN RIGHT-OF-WAY OF DABBS AVENUE (50 FEET RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, WITH THE SOUTHERN RIGHT-OF-WAY OF 22ND STREET NORTH 40 DEGREES 14 MINUTES 47 SECONDS EAST 150.0 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID PIPE ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO W. H. BARRETT, ETUX AS OF RECORD IN DEED BOOK 1970, PAGE 401, R.O.D.C., TN, THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY SOUTH 49 DEGREES 49 MINUTES 05 SECONDS EAST 297.79 FEET TO AN EXISTING IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF 24TH STREET (50 FEET RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ROBERT S. EDWARDS, JR., ETUX AS OF RECORD IN DEED BOOK 5180, PAGE 447, R.O.D.C., TN.; THENCE, WITH SAID NORTHERN RIGHT-OF-WAY SOUTH 40 DEGREES 10 MINUTES 00 SECONDS WEST 99.93 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO EUGENE E. BRIZENDINE, ETUX AS OF RECORD IN DEED BOOK 4534, PAGE 464, R.O.D.C., TN.; THENCE, LEAVING SAID NORTHERN RIGHT-OF-WAY NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 149.00 FEET TO A POINT IN THE CENTER OF AN UNIMPROVED 10-FOOT ALLEY-; THENCE, WITH THE CENTER OF SAID ALLEY SOUTH 40 DEGREES 10 MINUTES 00 SECONDS WEST 50.00 FEET TO A POINT AT THE INTERSECTION OF SAID ALLEY CENTERLINE AND THE NORTHERN RIGHT-OF-WAY OF DABBS AVENUE (50 FEET RIGHT-OF-WAY); THENCE, WITH SAID NORTHERN RIGHT-OF-WAY NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 149.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,223 SQUARE FEET OR 0.85 ACRES.

BEING the same property conveyed to grantors herein by deed of record in Book 7666, Page 266, Register's Office for Davidson County, Tennessee.

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Map 53-8
Parcel 146

EXHIBIT "10"

Property located in the 12th councilmanic district of Nashville, Davidson County, Tennessee and being part of the right-of-way of Lakeshore Drive as shown on plat of Dabbs and Elliott's subdivision as of record in plat book 547, page 127, R.O.D.C., Tennessee and being more particularly described according to existing deeds of record (this description is not based on an in the field property line survey) as follows:

Beginning at a point said point being the intersection of the northern right-of-way of 22nd street (50 feet of right-of-way) and the western right-of-way of Lakeshore Drive said point also being the southeast corner of property conveyed to DAVID LEE FRAZIER, ET UX in deed book 4356, page 531, R.O.D.C., Tennessee; THENCE, following said western right-of-way also being the eastern line of said Frazier property 75 feet to a point being the northeast corner of said Frazier property; THENCE, continuing with said western right-of-way also being the eastern line of property; conveyed to David Lee Frazier Et Ux in the book 5358, page 87, R.O.D.C., Tennessee, 75 feet to a point; said point being the northeast corner of aforementioned Frazier property; THENCE, following northern right-of-way of Lakeshore Drive also being part of southern line of property conveyed to United States of America 50 feet more or less to a point said point being the intersection of said northern right-of-way and western right-of-way of Lakeshore Drive, also being the northwest corner of property conveyed to Kenneth R. Puckett in deed book 4717, page 40, R.O.D.C., Tennessee, and the southwest corner of property conveyed to Computer Composition, Inc. In deed book 6230, page 364, R.O.D.C., Tennessee; THENCE, following said eastern right-of-way also being the western line of Puckett property 150 feet more or less to a point; THENCE, leaving said eastern right-of-way in a southeasterly direction 50 feet more or less to the point of beginning.

BOOK 10848 PG 163

Containing 7,500 square feet or 0.1722 acres, more or less.

BEING the same property conveyed to grantors by deed of record in Book 7500, Page 110, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10848 PG 164

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1000000.00
CON TX 3700.00
PRFEE 1.00
WDEED 56.00
TOTAL 3757.00
CHECK 3757.00

03/20/98 01 15:56 0001 8907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0415075
IDENTIF. & REFERENCE.

98 MAR 20 PM 3:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269249