PICK-UP

Davidson County DEEDWARR
Recvd: 08/31/01 12:26 4pgs
Fees:23.00 Taxes:4902.50
20010831-0094726

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:
R & M Properties Ltd.
c/o Richard E. Weber
3585 Fox Hunt Drive
Ann Arbor, Michigan 48105

Send Tax Bills To:
Same

Map & Parcel No.:
Map 171
Parcel 27

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, McNEEL PROPERTIES OF TENNESSEE, a South Carolina general partnership composed of Walter M. Keenan, Sr. and Walter M. Keenan, Jr. ("Grantor"), has bargained and sold and does hereby bargain, sell, and convey unto R & M Properties Ltd., a Michigan corporation ("Grantee"), the following described real estate, situated and being in the Counties of Davidson and Williamson, State of Tennessee, to-wit:

See Exhibit A attached.

Being the same property conveyed to McNeel Properties of Tennessee, a South Carolina general partnership, by deeds from Family Enterprises, a Tennessee partnership, of record as Inst. Nos. 20001011-0100836 and 20001011-0100837 , Register's Office for Davidson County, Tennessee.

This is improved property located at Church Street East, Brentwood, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee and its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of persons claiming by or through Grantor, but not otherwise.

WITNESS the signature of the duly authorized partner of Grantor this the 28th day of August, 2001.

McNEEL PROPERTIES OF TENNESSEE

By: _____
Walter M. Keenan, Jr., Partner

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Walter M. Keenan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the Partners of McNeel Properties of Tennessee, a general partnership, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of McNeel Properties of Tennessee by himself as Partner.

WITNESS my hand and seal, at office in Columbia, South Carolina, this 28th day of August, 2001.

_____
NOTARY PUBLIC

My Commission expires: 8-11-04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property, whichever is greater, is $1,325,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of August, 2001.

_____
Notary Public

My Commission Expires: 8-11-04

EXHIBIT A

A TRACT OF LAND IN THE 32ND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THE SOUTHERN PORTION OF SAID PARCEL LIES IN WILLIAMSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 7 AS SHOWN ON THE FINAL PLAT OF MARTHA MARR'S SUBDIVISION OF THE DODSON LAND AT BRENTWOOD, TENNESSEE AS OF RECORD IN PLAT BOOK 421, PAGE 33 R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY SHOWING IMPROVEMENTS – BY: H & H LAND SURVEYING, INC. – JOB NO. 2001-219 – DATED: AUGUST 6, 2001, LAST REVISED AUGUST 23, 2001, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET EAST (80' PUBLIC R.O.W.) AT THE COMMON SOUTHERLY PROPERTY CORNER BETWEEN LOTS 7 AND 8 AS SHOWN ON THE AFORESAID FINAL PLAT, SAID IRON ROD ALSO BEING 890 FEET MORE OR LESS EAST OF THE SOUTHEASTERLY END OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF CHURCH STREET EAST AND CHURCH COURT (50' PUBLIC RIGHT-OF-WAY) AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET EAST, N 87°41'24"W 137.37 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 2 AS SHOWN ON THE FINAL PLAT OF 1ST REVISION – RESUBDIVISION OF MAP 171 PARCELS 24 & 25 – BRENTWOOD HOTELS / GESKE PROPERTY AS OF RECORD IN PLAT BOOK 8250, PAGE 882 R.O.D.C., TENNESSEE; THENCE,

2. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE EASTERLY PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE AFORESAID PLAT, N 02°14'01"E 314.82 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY BOUNDARY LINE OF BRENTWOOD VILLA AS OF RECORD IN PLAT BOOK 6900, PAGE 4 R.O.D.C., TENNESSEE; THENCE,

3. WITH THE SOUTHERLY PROPERTY LINE OF BRENTWOOD VILLA, IN PART, S 87°09'19"E 138.04 FEET TO AN IRON ROD (OLD) AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN LOT 7 AND 8 (MARTHA MARR'S SUBDIVISION); THENCE,

4. WITH THE COMMON PROPERTY LINE BETWEEN LOTS 7 AND 8 (MARTHA MARR'S SUBDIVISION) S 02°21'20"W 313.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,262 SQUARE FEET OR 0.9932 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

EXHIBIT B

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable, which will be prorated and assumed by Grantee.

2. Lease dated January 29, 2001, by and between McNeel Properties, LLC and The Goodyear Tire & Rubber Company.

3. Subject to matters shown on a survey prepared by H & H Land Surveying, Inc. dated August 6, 2001, last revised August 23, 2001, TN RLS NO. 213.

4. All matters shown on the Plat recorded in Plat Book 421, page 33, RODC.