Davidson County DEEDWARR
Recvd: 10/03/02 16:11 3pgs
Fees:18.00 Taxes:5550.00
20021003-0120960

FROM: Lewis Building Corporation

TO: Lane Motor Museum

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Lane Motor Museum 702 Murfreesboro Pike Nashville, Tennessee 37210	(same)	Map 106-6 Parcel 12

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2002.

Notary Public

My Comm. Expires: 7/26/03

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lewis Building Corporation, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Lane Motor Museum, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee and an access easement, described as follows, to wit:

TRACT NO. 1:
Being a parcel of land lying in the Fifteenth Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee.

Said parcel is located in the northeasterly quadrant of the intersection of Murfreesboro Pike and the CSX Transportation Rail Road and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Murfreesboro Pike at the southerly margin of the CSX Transportation Rail Road and being the most

westerly corner of the herein described parcel; thence, leaving said Murfreesboro Pike with the southerly margin of the CSX Transportation Rail Road, North 47°30'00" East, 616.34 feet to an iron pin in the southerly margin of Interstate 24 and 40; thence, with said margin, South 64°18'09" East, 214.45 feet to a highway monument; thence, South 64°03'48" East, 112.45 feet to a point; thence, leaving said margin along or near the line of Deborah Cole of record in Deed Book 5196,Page 252,R.O.D.C.; Lewis Building Corp. of record in Deed Book 9606, page 310,R.O.D.C.;South 24°38'08" West, 512.24 feet to a point in the northerly margin of Murfreesboro Pike; thence, with said margin, North 70°19'27" West, 568.45 feet to the Point of Beginning and containing 238,685 square feet or 5.48 acres, more or less.

TRACT NO. II:
A non-exclusive easement for ingress and egress across the following described property:

Commencing at a highway monument at the southerly margin of Interstate 24 and 40 and the westerly margin of Arlington Avenue.

Thence, with the margin of Arlington Avenue, South 24°45'15" West, 44.88 feet to the POINT OF BEGINNING: thence, with said margin, South 24°45'15" West, 35.00 feet to a point; thence, leaving said margin through the land of the Lewis Building Corp. of record in Deed Book 9606, page 310,R.O.D.C. North 65°15'02" West, 285.76 feet to a point; thence, North 24°38'08" East, 35.00 feet to an iron pin in the most westerly corner of Deborah Cole of record in Deed Book 5196,Page 252,R.O.D.C.; thence, with said Deborah Cole, South 65°15'02" East, 285.83 feet to the Point of Beginning and containing 10,005 square feet or 0.23 acres, more or less.

TRACT NOS. I and II being part of the property conveyed to Lewis Building Corporation by deed from American Bread Company, a Tennessee corporation, of record in Book 9606, page 310, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Conveyance of water main of record in Book 1714, page 191, said Register's Office.

2. Sewer easement as set out in an Agreement, of record in Book 1684, page 53, said Register's Office

3. Easement for electric power lines on and across premises, and subject to the terms, conditions and provisions of agreement dated November 4, 1941, between Louisville and Nashville Railroad Company and City of Nashville covering power lines across property, as set forth in deed of record in Book 1680, page 209, said Register's Office.

4. Said property adjoins a controlled access highway known as Interstate 40 and 24, and there is not a right of ingress and egress from the land to said highway.

By acceptance of this deed, Grantee agrees that the asphalt roadway located in the above-described easement shall be maintained by the owner of Tract No. I described above. This covenant to maintain such roadway shall be a covenant running with the land and shall be binding upon Grantee, its successors and assigns.

This is property known as 702 Murfreesboro Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 30th day of September, 2002.

LEWIS BUILDING CORPORATION, a Tennessee corporation

BY: _____

TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rodger L. Lesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Lewis Building Corporation, the within named bargainor, a Tennessee corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2002.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

867866.2