This Instrument Prepared By:

David M. Smythe
144 Second Avenue, North
Suite 450 – Pilcher Building
Nashville, TN 37201
(615) 255-4849

Davidson County DEEDWARR
Recvd: 12/17/03 15:42 4pgs
Fees:23.00 Taxes:185.00
20031217-0180168

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Lucca Properties, LLC 112 30th Avenue, North Nashville, TN 37203	Same	Map No. 53-8 Parcel Nos. 5, 6, 7, 8, 9, 11, 12, 13 and 146

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of December, 2003.

Notary Public

My Commission Expires: 2-15-05

THIS INDENTURE, made this 11 day of December, 2003, by and between Lake Shore Management, L.L.C. ("Grantor") and Lucca Properties, LLC ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and for good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described real estate releasing all claims therein:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the premises to said Grantee, its successors and assigns forever.

And said Grantor, for itself and its successors and assigns hereby covenants with said Grantee, its successors and assigns that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances, except those of record.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of December, 200__.

Lake Shore Management, LLC

By: Rhonda A Mathews

Title: General Partner

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Before me, Rosemary D Jones a Notary Public for the State of County aforesaid, personally appeared Rhonda A Mathews with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the General Partner of Lake Shore Management, L.L.C., a limited liability corporation, and that she as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Rhonda A Mathews

Witness my hand and official seal at office this 11 day of Dec 03

Rosemary D Jones
Notary Public

My Commission Expires: 2-15-05

EXHIBIT A

Tract I:

DEED DESCRIPTION

LAKESHORE POINTE CONDOS – PHASE TWO
WAMBLE & ASSOCIATES FILE NO.: 066-0195
July 20, 1998

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT WITHIN THE CITY LIMITS OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, BEING PARCELS 5, 6, 7, 8, 9 AND 146 AND PART OF AN ABANDONED RIGHT-OF-WAY OF LAKESHORE DRIVE AS SHOWN ON COUNTY PROPERTY MAP 53-8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF 22ND STREET, SAID POINT BEING LOCATED SOUTH 40 DEGREES 14 MINUTES 47 SECONDS WEST 39.82 FEET FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF 22ND STREET AND THE NORTHERLY RIGHT-OF-WAY OF LAKESHORE DRIVE; THENCE, WITH SAID 22ND STREET SOUTH 40 DEGREES 14 MINUTES 47 SECONDS WEST 350.00 FEET TO A POINT AT THE INTERSECTION OF SAID 22ND STREET AND THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, WITH DABBS AVENUE NORTH 49 DEGREES 45 MINUTES 48 SECONDS WEST 142.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE U.S. ARMY CORPS OF ENGINEERS PROPERTY; THENCE, LEAVING SAID DABBS AVENUE AND FOLLOWING THE EASTERLY BOUNDARY OF SAID CORPS OF ENGINEERS PROPERTY NORTH 40 DEGREES 15 MINUTES 31 SECONDS EAST 344.69 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO OLD HICKORY MARINA, INC. AS OF RECORD IN DEED BOOK 9524, PAGE 697, R.O.D.C., TN,; THENCE, FOLLOWING THE EASTERLY BOUNDARY OF SAID MARINA NORTH 40 DEGREES 22 MINUTES 33 SECONDS EAST 25.11 FEET TO A POINT, THENCE, LEAVING SAID MARINA PROPERTY SOUTH 49 DEGREES 45 MINUTES 47 SECONDS EAST 97.27 FEET TO A POINT; THENCE, SOUTH 40 DEGREES 14 MINUTES 13 SECONDS WEST 59.61 FEET TO A POINT ; THENCE, SOUTH 49 DEGREES 45 MINUTES 47 SECONDS EAST 54.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,956 SQUARE FEET OR 1.22 ACRES.

Tract II:

DEED DESCRIPTION

LAKESHORE POINTE CONDOS – PHASE THREE
W&A FILE NO.: 066-0195
JULY 20, 1998

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT WITHIN THE CITY LIMITS OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, BEING PARCELS 11, 12 AND 13 ON COUNTY PROPERTY MAP 53-8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF 22ND STREET AND THE SOUTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, FOLLOWING SAID 22ND STREET SOUTH 40 DEGREES 14 MINUTES 47 SECONDS WEST 150.00 FEET TO A POINT; THENCE, LEAVING SAID 22ND STREET NORTH 49 DEGREES 45 MINUTES 48 SECONDS WEST 150.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO METRO GOVERNMENT AS OF RECORD IN DEED BOOK 1018, PAGE 33, R.O.D.C., TN; THENCE, FOLLOWING THE EASTERLY BOUNDARY OF SAID METRO GOVERNMENT PROPERTY NORTH 40 DEGREES 14 MINUTES 47 SECONDS EAST 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, FOLLOWING DABBS AVENUE SOUTH 49 DEGREES 45 MINUTES 48 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,500 SQUARE FEET OR 0.52 ACRES.

Tract III:

DEED DESCRIPTION

LAKESHORE POINTE CONDOS – PHASE FOUR
W&A FILE NO.: 066-0195
JULY 20, 1998

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT WITHIN THE CITY LIMITS OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE FINAL PLAT OF PHASE FOUR OF THE VILLAS OF LAKEMEADE AS OF RECORD IN PLAT BOOK 9700, PAGE 69, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE AND THE EASTERLY RIGHT-OF-WAY OF 22ND STREET; THENCE, FOLLOWING SAID 22ND STREET NORTH 40 DEGREES 14 MINUTES 47 SECONDS EAST 150.00 FEET TO A POINT; THENCE, LEAVING SAID 22ND STREET SOUTH 49 DEGREES 49 MINUTES 05 SECONDS EAST 207.73 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2 ON THE FINAL PLAT OF PHASE FOUR OF THE VILLAS OF LAKEMEADE AS OF RECORD IN PLAT BOOK 9700, PAGE 69,, R.O.D.C., TENNESSEE; THENCE, FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 2 SOUTH 40 DEGREES 10 MINUTES 00 SECONDS EAST 99.95 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE, NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 58.94 FEET TO A POINT IN THE CENTER OF AN ABANDONED 10-FOOT ALLEY; THENCE, FOLLOWING THE CENTER OF SAID ABANDONED ALLEY SOUTH 40 DEGREES 10 MINUTES 00 SECONDS WEST 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, FOLLOWING SAID DABBS AVENUE NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 149.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,223 SQUARE FEET OR 0.65 ACRES.

Being the same property conveyed to Lake Shore Management, L.L.C. by Deed of record in Book 11095, Page 543, Register's Office for Davidson County, Tennessee.

Included in the above property descriptions, BUT EXPRESSLY EXCLUDED HEREIN, is certain property previously conveyed by Deed of record in Book 11745, Page 404, said Register's Office and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 4 of Block 14 of Dabbs and 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.

AND

LAND in Davidson County, Tennessee, being Lot No. 5 of Block 14 of Dabbs and 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 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.

AND

LAND in Davidson County, Tennessee, being Lot 6 of Block 14 of Dabbs and 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.