Davidson County DEEDWARR
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20040414-0042235

This document prepared by (~~and after recording return to~~):

Name:	Ronald P. Strote, Esq.
Firm/Company:	May, Simpson & Strote
Address:	P.O. Box 1134
City, State, Zip:	Bloomfield Hills, MI 48303-1134
Phone:	248.646.9500

Map & Par
106-12-1

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WARRANTY DEED
(Individual to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Thomas M. Morrissey and Stephanie L. Morrissey, his wife, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Morrissey Management, LLC, a limited liability company organized under the laws of the state of Michigan, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, commonly known as 317 Wilhagan Road, Nashville, TN 37217, to-wit:

"See Description attached"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by Warranty Deed in the office of the Register of Deeds in Book 11073, at page 919, Register's Office for Davidson County, Tennessee.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor(s) hand(s) this the 26th day of February, 2004.

Thomas M. Morrissey
Grantor
Thomas M. Morrissey

Stephanie L. Morrissey
Grantor
Stephanie L. Morrissey

STATE OF _____

COUNTY OF _____

On this 26th day of February, 2004, before me personally appeared Thomas M. Morrissey and Stephanie L. Morrissey, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Karen L. Hahnefeld
Notary Public

Printed Name: KAREN L HAHNEFELD
NOTARY PUBLIC STATE OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXP. MAY 10 2004

Commission Expires:

5-10-2004

Grantor(s) Name, Address, phone:
Thomas M. Morrissey
1117 Julie Ann Drive
Leonard, MI 48367

Grantee(s) Name, Address, phone:
Morrissey Management, LLC
815 Auburn Ave.
Pontiac, MI 48342

UPON RECORDATION, RETURN TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
1650 WEST BIG BEAVER ROAD
SUITE 156
TROY, MI 48084
ATTN: STEPHANIE F. OLKOWSKI(NCS-49027)

SEND TAX STATEMENTS TO GRANTEE

Being Part of Lot No. 24 on the Resubdivision of Lots 24 and 25, Plan of Murfreesboro Road Industrial Subdivision, Section 1, as of record in Book 4350, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Wilhagan Road, at the northeast corner of Lot No. 24; thence with the margin of said Road, South 16 deg. 01 min. West 97.5 feet to a point, 2 1/2 feet north of the common corner of Lots 24 and 25; thence North 73 deg. 59 min. West, parallel to and 2 1/2 feet north of the dividing line between lots 24 and 25, 240 feet to a point; thence South 16 deg. 01 min. West 102 1/2 feet to the southwest corner of Lot No. 25; thence with the southerly line of Lot No. 24, North 73 deg. 59 min. West 180 feet to a point in a drain; thence withthe same, North 34 deg. 01 min. East 210.29 feet to the northwest corner of Lot No. 24; thence with the northerly line of Lot No. 24, South 73 deg. 59 min. East 355 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Susan Felts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2004.

Deputy Register