This instrument prepared by:

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File No.: NCS-220791-MICH

Davidson County DEEDQC
Recvd: 06/15/06 12:37 6 pgs
Fees:32.00 Taxes:0.00
20060615-0071446

# QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the Seventh Day of June, 2006, by and between Crown Enterprises, Inc., a Michigan corporation, as a successor by merger into and with The Crown Enterprises, Inc., a Tennessee corporation, as a successor by merger into Motorways Investment Corporation, a Tennessee corporation, party of the first part, (collectively the "Grantor") and Lakeshore Ventures, L.L.C., a Michigan limited liability company, (the "Grantee") party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed from Morris A. Corenswet, Abe Corenswet and Harry E. Corenswet of record in:

Book 2204, Page No. 16: in said Register's office for Davidson County, Tennessee.

The property is improved with an address of: 1500 South Second Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Thomas J. Howlett, President of the Grantor

STATE OF MICHIGAN

COUNTY OF Macomb

Personally appeared before me, Thomas J. Howlett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this Seventh Day of June, 2006.

Amy R Tomaszek
Notary Public

AMY REBECCA TOMASZEK
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Mar 27, 2007

My Commission Expires:

STATE OF MICHIGAN

COUNTY OF Macomb

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Thomas J. Howlett
Affiant

Subscribed and sworn to before me this Seventh Day of June, 2006.

Amy R Tomaszek
Notary Public

AMY REBECCA TOMASZEK
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Mar 27, 2007

My Commission Expires: _____

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

TAX PARCEL NO.: 105-08-112.00

NAME AND ADDRESS OF A PROPERTY OWNER: Lakeshore Ventures, LLC
12225 Stephens
Warren, MI 48089

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Same

# EXHIBIT 'A'

**A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SOUTH NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE WATERS OF BROWN'S CREEK, KNOWN AS THE OLD PAPER MILL LOT, AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE NOVEMBER 5, 1953, BY GEO W. WATKINS, SURVEYOR, AS FOLLOWS:**

**BEGINNING AT AN IRON PIN AT A CORNER OF THE STONE WALL IN THE SOUTH MARGIN OF FACTORY STREET, IN THE WEST LINE OF WHAT IN 1880 WAS A 50-FOOT STREET, AS SHOWN ON THE PLAN OF LUMSDEN'S THIRD ADDITION, AS OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SOUTH MARGIN OF FACTORY STREET, AND ALONG THE SOUTH MARGIN OF AN ALLEY, WESTERLY 663.7 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE NASHVILLE RAILWAY & LIGHT COMPANY, BEING A FENCE LINE; THENCE WITH THE MARGIN OF SAID RIGHT-OF-WAY AND THE SAME EXTENDED, SOUTH 23 DEGREES EAST 460 FEET TO A RAILROAD SPIKE IN THE NORTHERLY MARGIN OF A 40-FOOT STREET RUNNING ALONG THE NORTHERLY MARGIN OF N. C. & ST.L. RAILROAD RIGHT-OF-WAY; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, SOUTH 55° 30' EAST 232 FEET TO ANOTHER RAILROAD SPIKE, IN THE NORTHERLY MARGIN OF CULVERT STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTH 81° 30' EAST 94 FEET TO A POINT IN THE CENTER LINE OF BROWN'S CREEK; THENCE WITH THE CENTER LINE OF SAME, NORTH 55° 45' EAST 140 FEET, NORTH 26° 30' EAST 160 FEET TO A POINT IN THE WEST OF LUMSDEN'S THIRD ADDITION, IN THE WESTERLY LINE OF A 50-FOOT ABANDONED STREET, HEREIN REFERRED TO; THENCE NORTHERLY ALONG THE CENTER OF SAID CREEK, AND ALONG SAID STONE WALL HEREINABOVE REFERRED TO, NORTH 1° 15' WEST 339.4 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO MOTORWAYS INVESTMENT CORPORATION BY WARRANTY DEED FROM MORRIS A. CORENSWET, ABE CORENSWET AND HARRY E. CORENSWET OF RECORD IN BOOK 2204, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED IS A PORTION OF SAID PROPERTY HAVING BEEN CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 8493, PAGE 479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON BROWN'S CREEK SOUTH OF FACTORY STREET(50-FOOT ROW) AND NORTH OF CULVERT STREET (50-FOOT ROW) BEING MORE FULLY DESCRIBED AS FOLLOWS:**

**TRACT NO. 118 E-1 (PERMANENT CHANNEL IMPROVEMENT EASEMENT)**

**BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF FACTORY STREET AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN A DEED TO ROSE BREYER MARTIN, TRUSTEE FROM DAVID S. MORSE AND ROSE BREYER MARTIN, TRUSTEES, RECORDED IN DEED BOOK 3534, PAGE 625 R.O.D.C., TENNESSEE AND PROCEEDING AS FOLLOWS:**

**WITH THE WEST LINE OF THE ROSE BREYER MARTIN, TRUSTEE, PROPERTY, THE WEST END OF ALLEY AND THE WEST END OF INDUSTRY STREET, SOUTH 05° 24' 20" WEST 339.40 FEET TO AN IRON PIN SET AT THE NORTH CORNER OF A TRACT CONVEYED TO MORRIS LEVINE FROM HATTIE COLEMAN RECORDED IN DEED BOOK 5614, PAGE 519, R.O.D.C., TENNESSEE; THENCE WITH THE WEST LINE OF LEVINE SOUTH 30° 39' 20" WEST 160.00 FEET TO AN IRON PIN SET; THENCE SOUTH 55° 20' 13" WEST 153.22 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET AT LEVINE'S SOUTHWEST CORNER; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET NORTH 80° 08' 22" WEST 68.23 FEET TO AN IRON PIN SET; THENCE WITH A SEVERANCE LINE, NORTH 37° 04' 16" EAST 78.75 FEET TO AN IRON PIN SET; THENCE NORTH 53° 39' 28" EAST 103.43 FEET TO AN IRON PIN SET; THENCE NORTH 45° 31' 29" EAST 125.42 FEET TO AN IRON PIN SET; THENCE NORTH 28° 57' 08" EAST 46.31 FEET TO AN IRON PIN SET; THENCE NORTH 18° 16' 18" EAST 84.58 TO AN IRON PIN SET; THENCE NORTH 09° 56' 34" EAST 102.85 FEET TO AN IRON PIN SET; THENCE NORTH 04° 13' 49" EAST 118.06 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF FACTORY STREET; THENCE WITH SAID LINE SOUTH 85° 24' 22" EAST 11.15 FEET TO THE BEGINNING AND CONTAINING 26,912 SQUARE FEET OR 0.618 OF AN ACRE, MORE OR LESS.**

**TRACT NO. 118 E-2 (TEMPORARY CONSTRUCTION EASEMENT)**

**BEGINNING AT AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET THAT IS N 80° 08' 22" W 68.23 FEET FROM FROM AN IRON PIN AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MORRIS LEVINE FROM HATTIE COLEMAN AS RECORDED IN DEED BOOK 5614, PAGE 519, R.O.D.C., TENNESSEE AND PROCEEDING AS FOLLOWS:**

**WITH THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET NORTH 80° 08' 22" WEST 19.11 FEET; THENCE LEAVING CULVERT STREET WITH A SEVERANCE LINE THAT IS PARALLEL WITH TRACT 118 E-1 ABOVE, NORTH 37° 04' 16" EAST 89.98 FEET; THENCE NORTH 53° 39' 28" EAST 104.69 FEET; THENCE 45° 31' 29" EAST 101.27 FEET; THENCE SOUTH 44° 28' 31" EAST 17.00 FEET TO A POINT ON THE WEST MARGIN OF TRACT 118 E-1; THENCE WITH SAID MARGIN, SOUTH 45° 31' 29" WEST 102.48 FEET TO AN IRON PIN; THENCE SOUTH 53° 39' 28" WEST 103.43 FEET TO AN IRON PIN; THENCE SOUTH 37° 04' 16" WEST 78.75 FEET TO THE BEGINNING AND CONTAINING 4,935 SQUARE FEET OR 0.113 OR AN ACRE, MORE OR LESS.**

**THE TWO ABOVE DESCRIBED TRACTS ARE PARTS OF PARCEL 112 ON DAVIDSON COUNTY PROPERTY MAP 105-8 AND PARTS OF THE PROPERTY CONVEYED TO MOTORWAYS INVESTMENT CORPORATION FROM MORRIS A. CORNSWET, ABE CORNSWET AND HARRY E. CORNSWET BY DEED DATED NOVEMBER 13, 1953 AND RECORDED IN DEED BOOK 2204, PAGE 16, R.O.D.C., TENNESSEE.**

**ASSIGNMENT OF INTEREST**

For valuable consideration, receipt and sufficiency of which is hereby acknowledged, the undersigned, Thomas J. Howlett, on behalf of Crown Enterprises, Inc., a Michigan corporation, as a successor by merger into and with The Crown Enterprises, Inc., a Tennessee corporation, as a successor by merger into Motorways Investment Corporation, a Tennessee corporation (collectively, "Assignor") whose address is 12225 Stephens Road, Warren, Michigan 48089, hereby assign to Lakeshore Ventures, L.L.C., a Michigan limited liability company (the "Assignee"), whose address is 12225 Stephens Road, Warren, Michigan 48089 a certain Contract for Sale of Real Estate dated March 3, 2006 (the "Agreement") between Assignor, and Sara C. and William B. Bass and/or assigns (collectively, "Purchaser") for the purchase of property situated in the City of Nashville, County of Davidson, State of Tennessee, commonly referred to as 1500 South Second Avenue, as described on Exhibit A attached hereto and made a part hereof and conveys and warrants to said Assignee all of Assignor's interest in said Agreement as executed between Assignor and Purchaser.

Assignee hereby agrees to abide by all the terms and conditions of said Agreement.

Acknowledged this 7th day of June, 2006.

Signed in the presence of:

CROWN ENTERPRISES, INC., a Michigan corporation, as a successor by merger into and with The Crown Enterprises, Inc., a Tennessee corporation, as a successor by merger into Motorways Investment Corporation, a Tennessee corporation

By: T. J. Howlett
Name: Thomas J. Howlett
Title: President

LAKESHORE VENTURES, L.L.C.
a Michigan limited liability company

By: T. J. Howlett
Title: Vice President
Name: Thomas J. Howlett