This instrument prepared by:
Stephanie M. M. Smith, Esq.
Clark Hill, PLC
500 Woodward, Suite #3500
Detroit, MI 48214
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Davidson County DEEDWARR
Recvd: 07/06/06 11:54 5 pgs
Fees:28.00 Taxes:2775.00
20060706-0080871

CORPORATE
WARRANTY DEED

THIS INDENTURE, made and entered into this Ninth Day of June, 2006, by and between Lakeshore Ventures, L.L.C., a Michigan limited liability company ("Grantor"), party of the first part, and William B. Bass and Sara C. Bass (collectively, 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

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 LAKESHORE VENTURES, L.L.C. BY QUIT-CLAIM DEED FROM 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 RECORD IN ~~BOOK _____, PAGE _____~~, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Instrument No. 200606150071446

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.

Being the same property conveyed to party of the first part, herein shown in:
~~Book: _____, Page No.: _____ or~~ Instrument No.: 20060415-0071446 in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations; and 7) All matters which would be revealed by an accurate survey of the Real Estate conforming to the minimum standard requirements for ALTA surveys.

Parcel ID #

Unimproved property located at: 1500 South Second Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Lakeshore Ventures, L.L.C.
By: T. J. Howlett
Name: Thomas J. Howlett
Title: Vice-President

State of Michigan

County of Macomb

Before me, Amy R. Tomaszek, of the State and County mentioned, personally appeared with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be (president or other officer authorized to execute the instrument) of Lakeshore Ventures, L.L.C., the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this Ninth Day of June, 2006.

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

Amy R Tomaszek
Notary Public

My Commission Expires: _____



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Owner's Name: William B. Bass and Sara C. Bass

and Address: 1500 South Second Avenue
Nashville, TN, 37210-4116

Mail tax bills to, (Person or Agency responsible for payment of taxes)
William B. Bass and Sara
C. Bass
6304 Laurelwood Drive
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant- Seller

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

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

Amy R Tomaszek
Notary Public

My Commission Expires: _____

