Davidson County DEEDWARR
Recvd: 08/17/07 12:13 4 pgs
Fees:23.00 Taxes:14800.00

20070817-0098553

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lakeshore Christian Church,	New Owner	Map/Parcel -
3325 Anderson Road		16300029500
Antioch, TN 37013		07-05-12992 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Moses Lerner, LLC, a Delaware Limited Liability Company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Lakeshore Christian Church, a Tennessee Not for Profit Corporation,** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 6250, page 322, said Register's Office.
2. Covenants, Conditions and Restrictions as set forth in Declaration of Protection Covenants recorded in Book 5993, page 769, amended in Book 6207, page 838, Book 6301, page 775 and Book 7375, page 782, said Register's Office.
3. Easement of Record in Book 10778, page 719, said Register's Office.
4. Memorandum of Lease recorded in Book 10119, page 834, said Register's Office.
5. Subordination, Non Disturbance and Attornment Agreement recorded in Instrument No. 20051114-0136975, said Register's Office.
6. 2007 property taxes not due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 5434 Bell Forge Lane, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $4,000,000.00

Affiant

Subscribed and sworn to before me this 15th day of August, 2007

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Otoson
Notary Public
State of Tennessee
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of August, 2007

Moses Lerner, LLC

By: Moses Lerner
Moses Lerner

State of ~~Tennessee~~ CALIFORNIA mt
County of ~~Davidson~~ LOS ANGELES mt

Before me, Sandra Veronica Caceres, of the state and county aforesaid, personally appeared **Moses Lerner**, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of the **Moses Lerner, LLC, a Delaware Limited Liability Company**, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Moses Lerner.

Witness my hand, at office, this 14th day of AUGUST, 2007.

Sandra Veronica Caceres
Notary Public

My commission expires: 7-5-2009

SANDRA VERONICA CACERES
Commission # 1590342
Notary Public - California
Los Angeles County
My Comm. Expires Jul 5, 2009

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BELLE FORGE COMMERCIAL PARK, SECTION THREE, OF RECORD IN PLAT BOOK 6250, PAGE 322, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

ALSO DESCRIBE AS:

BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY LINE OF BELLE FORGE LANE EAST, SAID MONUMENT BEING THE COMMON FRONT CORNER OF HEREIN DESCRIBED TRACT AND PROPERTY OF THE UNITED STATES POSTAL SERVICE AS RECORDED IN DEED BOOK 7375, PAGE 790, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF BELLE FORGE LANE EAST, NORTH 14 DEG. 50' 31" WEST 408.32; TO AN IRON PIN; THENCE

2. CONTINUING WITH THE EASTERLY RIGHT-OF-WAY OF BELLE FORGE LANE EAST, WITH A CURVE TO THE LEFT WITH A DELTA OF 13 DEG. 10' 29", A RADIUS OF 686.45, A CHORD BEARING AND DISTANCE OF NORTH 21 DEG. 25' 45" WEST, 157.70; AND AN ARC LENGTH OF 157.84; TO AN IRON PIN; THENCE

3. CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF BELLE FORGE LANE EAST, WITH A CURVE TO THE RIGHT, WITH A DELTA OF 88 DEG. 01' 14", A RADIUS OF 25.00', A CHORD BEARING AND DISTANCE OF NORTH 15 DEG. 59' 37" EAST, 34.74 FEET; AN ARC LENGTH OF 38.41' TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD; THENCE

4. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLE ROAD, WITH A CURVE TO THE LEFT, WITH A DELTA OF 15 DEG. 28' 48", A RADIUS OF 1712.14, A CHORD BEARING AND DISTANCE OF NORTH 52 DEG. 15' 50" EAST, 461.18' AN ARC LENGTH OF 462.58' TO AN IRON PIN BEING THE NORTHWESTERLY CORNER OF THE RIDGEVIEW PROPERTIES TRACT AS RECORDED IN DEED BOOK 20050519, PAGE 0056816, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE

5. LEAVING BELL ROAD WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND RIDGEVIEW PROPERTIES SOUTH 24 DEG. 58' 00" EAST, 786.26' TO A CONCRETE MONUMENT, BEING THE COMMON CORNERS OF HEREIN DESCRIBED TRACT AND PROPERTY OF UNITED STATE POSTAL SERVICE; THENCE

6. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND PROPERTY OF THE POSTAL SERVICE, SOUTH 75 DEG. 09' 29" WEST, 562.80' TO THE POINT OF BEGINNING AND CONTINUING 340,641 SQ. FT. OR 7.820 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MOSES LERNER TO MOSES LERNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED ON THE 14TH DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051114-0136971 AND PART OF LIMITED WARRANTY DEED AND BILL OF SALE FROM PIEDMONT NASHVILLE PARTNERS, L.P., A GEORGIA LIMITED PARTNERSHIP TO MOSES LERNER AS RECORDED ON THE 3RD DAY OF NOVEMBER, 1995 IN BOOK 9850, PAGE 502, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT

BEGINNING AT A POINT ON THE SOUTH EXISTING MARGIN OF BELL ROAD, SAID POINT BEING THE POINT OF INTERSECTION BETWEEN THE SOUTH PROPOSED MARGIN AND THE GRANTOR WITH THE SOUTH EXISTING MARGIN OF BELL ROAD SAID POINT BEING 76.31 FEET RIGHT OF CENTERLINE SURVEY STATION 13+38.19; THENCE WITH SAID EXISTING MARGIN OF BELL ROAD SOUTHERLY ALONG NORTHEAST EXISTING MARGIN OF BELL FORGE LANE EAST 155 FEET MORE OR LESS TO A POINT LOCATED 33.93 FEET LEFT OF BELL FORGE LANE EAST CENTER LINE SURVEY STATION 32+00 THE POINT OF INTERSECTION WITH THE EAST PROPOSED MARGIN BELL FORGE LANE EAST OF STATE PROJECT NO. 19057-2212-14; THENCE WITH SAID PROPOSED MARGIN NORTH 68 DEGREES 52 MINUTES 54 SECONDS EAST 5.07 FEET; THENCE WITH SAID PROPOSED MARGIN A 993.97 FOOT RADIUS CURVE LEFT 104.20 FEET TO A POINT LOCATED 100.61 FEET LEFT OF BELL ROAD CENTER LINE SURVEY STATION 13+14.55; THENCE WITH A 24.96 FOOT RADIUS CURVE RIGHT 38.47 FEET TO THE POINT OF BEGINNING, CONTAINING 364 SQUARE FEET AND BEING PART OF THE SAME PROPERTY CONVEYED BY PIEDMONT NASHVILLE PARTNERS L.P. TO MOSES LERNER OF RECORD IN BOOK 9850, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MOSES LERNER AND WIFE, LAURIE LERNER TO THE STATE OF TENNESSEE, RECORDED ON THE 3RD DAY OF FEBRUARY, 1998 IN BOOK 10778, PAGE 719, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.