BILL GARRETT, Davidson County
Trans:T20090021800 DEEDQC
Recvd: 04/02/09 10:19 3 pgs
Fees:17.00 Taxes:0.00
20090402-0029703

This Instrument Prepared by:

L. Gino Marchetti Jr.
Taylor, Pigue, Marchetti & Mink, PLLC
2908 Poston Avenue
Nashville, TN 37203

Register's Stamp / Sticker

QUITCLAIM DEED

From:	**To New Owner:**
Lake Shore Management, LLC 1304 Lewisburg Pk Franklin, TN 37064	Lucca Properties, LLC 112 30th Avenue North, Ste B Nashville, TN 37203
Map/Parcel Nos.: 053080-019.00	**Send Tax Bills to:** L. Gino Marchetti, Jr. Taylor, Pigue, Marchetti & Mink, PLLC 2908 Poston Avenue Nashville, TN 37203

KNOW ALL MEN BY THESE PRESENTS, that, **Lake Shore Management, LLC, the Grantor**, for and in consideration of $ -0- Dollars, does hereby release, quitclaim and transfer, unto **Lucca Properties, LLC, Grantee**, all interest in the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Property located in the 12th Councilmanic District within the city limits of Lakewood, Davidson County, Tennessee, and being more particularly described as:

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 minute 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., Tennessee; 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 more or less.

Being a portion of the same property conveyed to Lake Shore Management, LLC from Lake Shore Pointe Condominiums, Inc. by deed of record in Book 11095, page 543, R.O.D.C. Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

WITNESS my hand this 30th day of March, 2009.

Rhonda Martocci

Rhonda Martocci, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Rhonda Martocci**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged herself to be the **Managing Member of Lake Shore Management, LLC**, and that as such **Managing Member of Lake Shore Management, LLC**, she executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing her name as **Managing Member of Lake Shore Management, LLC.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of March, 2009.

NOTARY PUBLIC

DUSTIN RAY SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/23/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0.00 .

Rhonda A. Rastacci
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of March, 2009.

NOTARY PUBLIC

DUSTIN RAY SPAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/23/2010