BILL GARRETT, Davidson County
Trans:T20090048280 DEEDWARR
Recvd: 07/17/09 10:56 3 pgs
Fees:18.00 Taxes:166.50
20090717-0067126

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

Grantee(s) Name, Address:
Lucca Properties, LLC
2908 Poston Ave
Nashville, TN 37203

New Owner:
BlackJack Cove, LLC
2109 Lakeshore Drive
Old Hickory, TN 37138

Send Tax Bills To:
BlackJack Cove, LLC
2109 Lakeshore Drive
Old Hickory, TN 37138

SPECIAL WARRANTY DEED

This Deed made on June 22nd, 2009, by Lucca Properties, LLC, as Grantor to BlackJack Cove, LLC, Grantee.

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Property located in the City of Lakewood, 11th Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor #823, dated April 29, 2009 and last revised on May 11, 2009, and known as Job No. 09-0043, as follows:

BEGINNING at an iron pin set at the southernmost corner of the herein-described tract. Said point of beginning being located S 44°08'00" W – 49.00'; Thence N 45°44'00" W – 56.44' from the intersection of the west right-of-way of 22nd Street and the north right-of-way of Lakeshore Drive (formerly Pitts Street). Thence from the true POINT OF BEGINNING, N 45°44'00" W – 97.42' to an iron pin set in the easterly line of the Corps of Engineers property; Thence N 44°06'00" E – 70.00' to an iron pin set at the Northwest corner of the Lakeshore Pointe Condominiums; Thence S 45°44'00" E – 97.18` to an iron pin set; Thence S 43°51'50" W – 70.00' to the POINT OF BEGINNING, containing 6811 square feet, more or less.

Being a portion of the same property conveyed to Lucca Properties by deed of record in Book 11277, Page 762, R.O.D.C., TN.

Included in this conveyance is a 25' Ingress-Egress Easement of record in Book 11277, Page 762, R.O.D.C., TN.

Also included is a 10' Public Utility Easement which lies 10' south of and parallel to the southerly property line of the above-described tract. Said easement extends from the westerly right-of-way of 22nd Street to the easterly line of the Corps of Engineers property.

Map & Parcel: 05308014700

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

This property is known as: 0 Lakeshore Drive, Nashville, TN 37138

WITNESS Grantor's hand this the 22nd day of June, 2009.

Lucca Properties, LLC

By: _____
L. Gino Marchetti, Jr., Managing Member

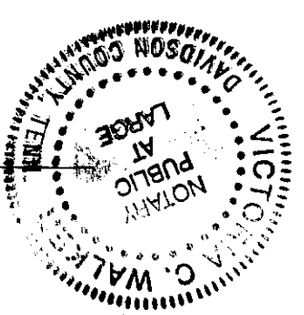
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Gino Marchetti, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member, of Lucca Properties, LLC, a limited liability company and is authorized to execute this instrument on behalf of the Company.

WITNESS my hand and official seal this 22nd day of June, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 9-25-10



State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 45,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

L. Gino Marchetti, Jr.

Subscribed and sworn to before me this 23rd day of June, 2009.

Notary Public

My commission expires: 9/25/10

VICTORIA C. WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY