This instrument prepared by: Mona Wilson Troutman, Attorney M-131260

Rideyour, Rideyour, Rideyour Bowers & Shumate
Attorneys at Law

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UNITED AMERICAN BANK BLDG.
KNOXVILLE, TENNESSEE 37902
TELEPHONE (615) 546-3948

RESPONSIBLE TAXPAYER:
PREF II, Limited
(Name)
200 West Bridge Street
(Street Address)
Dublin, Ohio 43017
(City) (State) (zip)

BOOK 5539 PAGE 892

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

by Rideyour, Rideyour, Rideyour Bowers & Shumate for Perf II Limited
Affiant

Subscribed and sworn to before me this the 30th day of November, 19 79

My commission expires: September 28, 19 83

Notary Public

TENNESSEE WARRANTY DEED

THIS INDENTURE, made this 30th day of November 19 79,

between Scioto Valley Mortgage of Davidson County, Tennessee, Grantor, and Perf II Limited, a Limited Partnership under the laws of State of Ohio of Davidson County, Tennessee, Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of One Dollars ($ 1.00) and for other good and valuable considerations in hand paid by Grantee, the receipt of which is acknowledged,

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Grantee, Grantee's heirs, and assigns forever.

A tract of land in the First Civil District of Davidson County, Tennessee, located at the intersection and between Dabbs Avenue and Air Lane Drive, south of Elm Hill Pike, being Lot No. 1A as shown on Metropolitian Industrial Park, Phase II, Section Two as of record in Book 5190, page 49, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the south margin of Air Lane Drive said point being the easterly end of a curve from Dabbs Avenue, said point also being 260 feet, more or less south-easterly from the southerly margin of Elm Hill Pike; thence with said margin of Air Lane Drive with a curve to the left 300.00 feet to a point, said curve having a radius of 530.00 feet, a central angel of 32° 26' in a tangent distance of 154.14 feet; thence, leaving said margin with a line radial to said curve S. 00° 57' W., 75.00 feet to a point; thence with a line at right angles to Dabbs Avenue, S. 42° 09' W. 121.86 feet to the Northerly margin of said Dabbs Avenue; thence with said margin N. 47° 51' W. 277.56 feet to a point; thence continuing with said margin with a curve to the right 41.70 feet to a point, said curve having a radius of 195.00 feet, a central angle of 12° 15' and a tangent distance of 20.93 feet; thence, with a curve to the right tying into said Air Lane Drive 69.59 feet to the point of beginning, said

(Continued Next Page)

curve having a radius of 25.00 feet, a central angle of 159° 30' and a tangent distance of 138.20 feet, containing 0.80 acres, more or less.

Being part of the property conveyed to Scioto Valley Mortgage Company, by deed from Metropolitan Industrial Park, Inc., of record in Book 5260, page 595, Register's Office for Davidson County, Tennessee.

The recorded plan shows an Owner's Certificate, a 15 foot setback line from Air Lane Drive, and a 20 foot setback line from Dabbs Avenue, and a 10 foot easement for public utilities and drainage along the entire southeasterly line of said lot.

This conveyance is subject to restrictive covenants of record in Book 5260, page 592, Register's Office for Davidson County, Tennessee.

And said Grantor, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with said Grantee, Grantee's heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed, and has full power, authority, and right to convey the same, and that said premises are free from all encumbrances except

the following, and that Grantor(s) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

If the Grantor herein shall be a corporation or association this instrument is executed pursuant to authority given by the Board of Directors or Trustees of said corporation or association.

Scioto Valley Mortg. (L.S.)

by Robert J. Mitchell Pres. (L.S.)

..... (L.S.)

ATTEST: ..... (L.S.)

..... (Title)

(Corporate Grantor Only)

(Continued Next Page)

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STATE OF _____)
_____ County) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, _____ with whom I am personally acquainted, and who acknowledged that ___ he ___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____, 19___.

My Commission Expires: _____, 19___. _____ Notary Public

STATE OF _____)
_____ county) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, _____ with whom I am personally acquainted, and who acknowledged that ___ he ___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____, 19___.

My Commission Expires: _____, 19___. _____ Notary Public

STATE OF _____)
_____ County) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, _____ with whom I am personally acquainted, and who acknowledged that ___ he ___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____, 19___.

My Commission Expires: _____, 19___. _____ Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF Tennessee)
ANDERSON County) ss.

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared _____ RICHARD J. WHALEY, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be the President of the Scioto Valley Mortgage, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 30th day of November, 19 79.

RONALD H. [illegible] NOTARY PUBLIC ANDERSON [illegible]

My Commission expires: September 28, 1983 Notary Public

Page 3

9809 12/5 35.50- CHECK

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F 66620

IDENTIF. REFERENCE

DEC 5 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Scioto Valley Mortgage

TO

Perf II, A Limited Partnership
under the Laws of the State of Ohio

STATE OF TENNESSE

Davidson COUNTY.

Register's Office

Received for record the _____ day of

_____, A.D. 19____

at _____ o'clock _____ M. Noted in Note

Book _____, and recorded in

Book of Deeds _____, Vol. _____, page _____

Fee paid $ _____

Witness my hand, _____

_____, Register.

State Tax _____ $ _____

Clerks' Fee _____ $ _____

Total _____ $ _____

Ridenour, Ridenour, Ridenour,
Bowers & Shumate
Attorneys at Law

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5539 PAGE 896

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	35.50-
9889A	12/05/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66620

IDENTIF. REFERENCE

DEC 5 3 00 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 729646