This Instrument Prepared By:

STEWART AND BLACK
Suite 108 Madison Building
223 Madison Street
Madison, Tennessee 37115

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Mildred P. Green
408 West Brookfield Drive
Nashville, Tennessee 37205

MAP-PARCEL NOS.

Map 107-1
Parcel 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 200,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF Nov. 1994.
Deputy Register

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PERF II Limited, an Ohio Limited Partnership, (the "GRANTOR") has this day bargained and sold and by these presents does hereby transfer and convey to Mildred P. Green, (the "GRANTEE"), her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and right-of-way adjoining or abutting said real estate and any covenants and other appurtenances thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property.

TO HAVE AND HOLD the property with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors, and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

All of the provisions of the Real Estate Contract dated October 25, 1984 with respect to this conveyance of the Property shall survive the closing.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed as of the 30 day of November, 1984.

PERF II, LIMITED
An Ohio Limited Partnership

By: SCIOTO VALLEY MORTGAGE,
An Ohio Corporation, Managing
Partner

By: _____
Richard J. Whaley

STATE OF OHIO
COUNTY OF Franklin

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 himself to be the President of SCIOTO VALLEY MORTGAGE, an Ohio Corporation, which Corporation is the Managing General Partner of PERF II, LIMITED, an Ohio Limited Partnership, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as President.

WITNESS my hand and seal on this 26 day of November, 1984.

STATE OF OHIO

_____
NOTARY PUBLIC
PATRICIA M. HICKS
Notary Public — State of Ohio
My Commission Expires Nov. 17, 1985

My Commission Expires: _____

STATE OF OHIO
COUNTY OF Franklin

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 himself to be President of SCIOTO VALLEY MORTGAGE, an Ohio Corporation, Scioto Valley Mortgage being the Managing General Partner of PERF II, LIMITED, an Ohio Limited Partnership, the within named bargainor, and being authorized so to do, Richard J. Whaley executed the foregoing instrument for the purposes therein contained by signing as Officer of the Managing General Partner of PERF II. LIMITED, an Ohio Limited Partnership.

WITNESS my hand and seal on this the 26 day of November, 1984.

NOTARY PUBLIC

PATRICIA H. HOLES
Notary Public — State of Ohio
My Commission Expires Nov. 17, 1985

My Commission Expires:

STATE OF OHIO
COUNTY OF Franklin

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 himself to be the President of SCIOTO VALLEY MORTGAGE, and Ohio Corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and seal on this the 26 day of November, 1984.

NOTARY PUBLIC

PATRICIA H. HOLES
Notary Public — State of Ohio
My Commission Expires Nov. 17, 1985

My Commission Expires:

EXHIBIT A

A tract of land in the First Civil District of Davidson County, Tennessee, located at an intersection and between Dabbs Avenue and Air Lane Drive, south of Elm Hill Pike, being Lot.No 1A as shown on Metropolitan 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 southeasterly 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 angle 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 the beginning, said curve having a radius of 25.00 feet, a central angle of 159° 30' and tangent distance of 138.20 feet, containing 0.80 acres, more or less.

Being the same property conveyed to PERF II, Limited, an Ohio Limited Partnership by Deed from SCIOTO VALLEY MORTGAGE COMPANY, an Ohio Corporation of record in Book 5539, page 892, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to SCIOTO VALLEY MORTGAGE COMPANY, an Ohio Corporation by Deed from Metropolitan Industrial Park, Inc., a Tennessee Corporation of record in Book 5260, page 594, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 6436 PAGE 828

1. Restrictive convenants contained in instrument of record in Book 5260, page 592, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 5190, page 49, said Register's Office, shows an Owner's Certificate, a 15 foot minimum building setback line from Air Lane Drive and a 20 foot setback line from Dabbs Avenue and a 10 foot easement for public utility and drainage purposes along the entire southerly line of said lot.

3. Lease of premises between Scioto Valley Mortgage Company, an Ohio Corporation, and Perf-A-Lawn, an Ohio Corporation, of record in Book 5539, page 811, said Register's office for Davidson County, Tennessee, Said lease being for a Ten (10) tear term expiring October 1, 1988.

1352 11/30 535.50- CHECK

I 6 6 9 3 0

IDENTIF. REFERENCE

Nov 30 2 14 PM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 829

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

200000.00- CAMT.
520.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 535.50-
1352A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 9 3 0

IDENTIF. REFERENCE

NOV 30 2 14 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0089281