Prepared By: Joan H. Roddy
Smith & Schnacke
A Legal Professional
Association
P. O. Box 1817
Dayton, Ohio 45401

BOOK 6493 PAGE 331

D E E D

THIS INDENTURE, made this 3rd day of October 1984, between LEWIS T. KENT, married, of Hamilton County, Ohio ("Grantor"), and BUSINESS PROPERTIES, INC., an Ohio corporation, ("Grantee"), whose address is c/o Paul V. Muething, Keating, Muething & Klekamp, 18th Floor, Provident Tower, One East Fourth Street, Cincinnati (Hamilton County), Ohio 45202.

WITNESSETH: That Grantor for Five Dollars ($5.00) and valuable consideration in hand paid by Grantee, receipt of which is hereby acknowledged, hereby sells and conveys unto Grantee, its successors and assigns forever certain real property situate in the City of Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to Grantee and its successors and assigns forever; and Grantor does covenant and agree to and with Grantee and its successors and assigns that he is lawfully seized in fee of the Property; that the same are free from all encumbrances except the "Permitted Encumbrances" (as hereinafter defined); that he has good right to sell and convey the same to Grantee as aforesaid; and that the Property he will warrant and defend against all claims whatever.

The Property is conveyed subject to and there are hereby excepted from the covenants of Grantor, the following (the "Permitted Encumbrances"):

(i) All legal highways;

(ii) All covenants, conditions, restrictions, reservations, agreements, easements and rights-of-way of record;

(iii) The rights of all tenants in possession of the Property;

(iv) All zoning and building laws, codes, ordinances and regulations; and

(v) Real estate taxes and assessments not yet due and payable.

The Property was conveyed to Grantor by instrument dated July 21, 1983 and recorded in Deed Book 6129, Page 499 of the Davidson County, Tennessee Records.

SELENE KENT, wife of Grantor, joins in the execution hereof for purposes of releasing her dower interest in the Property.

New owner and
Responsible Taxpayer: BUSINESS PROPERTIES, INC.
c/o Paul V. Muething
Keating, Muething & Klekamp
18th Floor, Provident Tower
One East Fourth Street
Cincinnati, Ohio 45202

WITNESS the execution hereof as of the date first written above.

Map 118-11
Parcel 136

Lewis T. Kent

Selene Kent
Selene Kent

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LEWIS T. KENT and SELENE KENT, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 1984.

Notary Public

WILLIS O. SERR II, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

I swear or affirm that the actual consideration paid for the foregoing property is $306,600.00.

Affiant

Subscribed and sworn to before me this 3rd. day of October, 1984.

Notary Public

WILLIS O. SERR II, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

EXHIBIT A

Situated in Nashville, County of Davidson, State of Tennessee:

TRACT 1:

Being Lot 15 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Thompson Lane at the corner of Lots 15 and 16; thence, with the line between said lots, northerly 131.61 feet to an iron stake; thence, south 85° 16' east a distance of 100 feet to an iron stake in the westerly margin of East Iris Drive; thence, south 4° 34' west along the westerly margin of East Iris Drive, a distance of 111.37 feet to a concrete monument at the beginning of a curve; thence, around said curve having a radius of 20 feet to another concrete monument in the north margin of Thompson Lane; thence, north 85° 31' west along the northerly margin of Thompson Lane a distance of 80 feet to the point of the beginning.

TRACT 2:

Being Lot 16 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Thompson Lane at the corner of Lots 15 and 16; thence, north 85° 31' west 79.4 feet to an iron stake on the northerly side of Thompson Lane; thence, north 4° 33' east 132.10 feet to an iron stake; thence, south 85° 16' east 79.40 feet to an iron stake; thence, south 4° 33' west 131.61 feet to the point of beginning.

I-03385
IDENTIF. REFERENCE
FEB 15 11 18 AM '85
REGISTER
DAVIDSON COUNTY, TN
02/15 A09.63- CHECK
1520

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

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RECEIVED OF _____

FOR _____

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

306600.00- CAMT.
797.16 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 909.66-
1520A02/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8385

IDENTIF. REFERENCE

FEB 15 11 18 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108901