CORPORATION DEED OR MORTGAGE—No. 32 (Rprinted 6/83) apco Registered in U.S. Patent and Trademark Office anderson publishing co cincinnati, ohio 45201

MAP 118-11
PAR 136 ltd

Know All Men by These Presents:

BOOK 6614 PAGE 529

That BUSINESS PROPERTIES, INC., an Ohio corporation

the grantor,

a corporation organized and existing under the laws of the State of Ohio

in consideration of One and 00/100 Dollar ($1.00) and other good and valuable consideration

to it paid by LEE A. BEAMAN

whose address is

the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** *to the said* LEE A. BEAMAN

his *heirs, successors*[1] *and assigns forever,*

the following described **Real Estate**[2]**:**

See attached Exhibit "A"

J20140

1 IDENTIFICATION REFERENCE

JUL 12 8 37 AM '85

FELIX Z. TAYLOR II REGISTER DAVIDSON COUNTY, TN

This instrument was prepared by:

Mr. Paul V. Muething
Keating, Muething & Klekamp
18th Floor, Provident Tower
Cincinnati, Ohio 45202
(513) 579-6517

Map & Parcel #118-11-136

Address of New Owner:
Lee A. Beaman
1525 Broadway
Nashville, Tenn.

Send tax bills:
Same as new owner

BOOK6604 PAGE 530

and all the **Estate, Title and Interest** *of the said* BUSINESS PROPERTIES, INC.

grantor,

either in Law or Equity, in and to the said premises: **Together** *with all the privileges and appurtenances to the same belonging:* **To have and to hold** *the same to the only proper use of the said* LEE A. BEAMAN

his *heirs, successors' and assigns forever.*

And the said BUSINESS PROPERTIES, INC.

grantor,

for itself and for its successors, hereby **Covenants** *with the said* LEE A. BEAMAN

his *heirs, successors' and assigns,*

that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further,** *That it* **does Warrant and will Defend** *the same against all claims of all persons whomsoever:*

BOOK 6804 PG 531

In Witness Whereof, *The said* BUSINESS PROPERTIES, INC.

grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by ~~xxxPresidentxx~~ ~~xxx~~ Paul V. Muething *its Secretary, thereunto duly authorized by resolution of its Board of Directors, this* 1st *day of* July *19* 85 .

Signed and acknowledged in presence of us:

Mary A. Gagnus

Kimberly L. Cowell

BUSINESS PROPERTIES, INC.

~~xxx~~ Paul V. Muething

~~xxxPresidentxx~~

BY: Paul V. Muething, *Secretary*

State of OHIO **County of** HAMILTON **ss.**

Be It Remembered, *That on this* 1st *day of* July *1985 , before me, the subscriber, a Notary Public in and for said County and State, personally appeared*

~~xxxPresidentxx~~

~~xxx~~ Paul V. Muething *Secretary,*

of Business Properties, Inc. *the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation;[3] and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.*

Mary A. Gagnus

Notary Public

MARY A. GAGANIS
Notary Public, State of Ohio
My Commission Expires Oct. 22, 1989

This instrument was prepared by Paul V. Muething

(1) If the Deed is to a natural person delete "successors," if to a corporation delete "heirs."

(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title (Ohio R.C. § 319.20)

(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument. (Ohio R.C. § 1701.13[B])

FILE TICOR TITLE INSURANCE COMPANY

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.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $275,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Cameron

Sworn to and subscribed before me this 11 day of July, 1985.

Sandra L. Pinchon
Notary Public

My commission expires:

1-18-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6604 PAGE 534

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

275000.00- CAMT.
715.00 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 733.50-
6961A07/12/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 1 4 0

IDENTIF. REFERENCE

JUL 12 8 37 AM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153180