LTIC File Number: 93-19417

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4g

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Brist Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

13th DAY OF December 19 93

Brist Richardson
Notary Public

MY COMMISSION EXPIRES 7/14/94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TopValco, Inc., an Ohio Corp. (NAME)	Same (NAME)	81-12-424.01
1014 Vine Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cincinnati OH 45202-1100 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louis Lipschutz and wife, Sylvia H. Lipschutz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TopValco, Inc., an Ohio Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

(Continued on Following Page)

98171

IDENTIFICATION REFERENCE

93 DEC 17 PM 2:41
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved ( ) property, known as 1308 9th Avenue North Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Brist Richardson hand(s) my this 13th day of December, 19 93

Louis Lipschutz Louis Lipschutz

Sylvia H. Lipschutz Sylvia H. Lipschutz

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Lipschutz and wife, Sylvia H. Lipschutz

the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 19 93

Commission expires 7/14/94

Burt Richardson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (this oath) (his oath) (themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

BOOK 9191 PAGE 263

LEGAL DESCRIPTION

Being Lot No. 3 and the northerly parts of Lots Nos. 1 and 2 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Monroe Street 100 feet East of the easterly margin of 9th Avenue North; thence at right angles to Monroe Street northerly 70 feet; thence at right angles westerly 125 feet to the easterly line of 9th Avenue North; thence northwardly along the East line of said Avenue 98 feet to the South line of a 15-foot alley; thence along the South line of said alley, eastwardly 207 feet to a point at the corner of Lots 3 and 4 of said Subdivision; thence at right angles to said alley, along the line between said lots, southwardly 160 feet to a point in the North line of Monroe Street; thence with the north line of the same, westwardly 50 feet to the beginning.

LESS AND EXCEPT:

Land in Davidson County and described according to a survey made by James R. Briggs, surveyor #1027 as follows: Beginning at an iron pin approximately 190+/- feet East from the centerline of 9th Avenue on the northern right-of-way line of Monroe Street, thence South 63 deg. 56' 00" West a distance of 50 feet to a point; thence leaving right-of-way line North 27 deg. 16' 46" West a distance of 69.50 feet to a point, thence North 63 deg. 21' 40" East a distance of 50.00 feet to an iron pin, thence South 27 deg. 16' 22" East a distance of 70.00 feet to the point of beginning.

Being a portion of the same property conveyed to Louis Lipschutz and wife, Sylvia H. Lipschutz, by Deed of Record in Book 3923, page 774, Register's Office for Davidson County, Tennessee.

5573 12/17 0101 03CHECK 938.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			CAMT	
				250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	938.00
			CHECK	938.00
12/17/93	01		14:42 0001	5573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98171
IDENTIF. & REFERENCE

93 DEC 17 PM 2:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 735554