Box 4

BOOK 10566 PG 984

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Stateco Financial Services, Inc. 518 East Broad Street Columbus, OH 43215 ATTN: General Administration	Same	Map: 26 Parcel: 113

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, STATE AUTO FINANCIAL CORPORATION, an Ohio corporation ("Grantor"), has bargained and sold, and does hereby transfer and convey unto STATECO FINANCIAL SERVICES, INC., an Ohio corporation ("Grantee"), its successors and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property.

The Property is conveyed subject to the following:

1. 1997 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable;

2. Easements, or claims of easements, not shown by the public records;

3. Matters shown on the survey of Ragan Smith dated June 16, 1997, entitled "State Auto Insurance Companies, Second Civil District, Metropolitan Nashville, City of Goodlettsville, Tennessee, ALTA/ACSM Land Title survey" (Job No. 97-040);

4. Easements to Madison Suburban Utility District as set forth in an instrument recorded in Book 4377, Page 94, Register's Office for Davidson County, Tennessee; and

5. Easements to American Telephone and Telegraph Company as set forth in an instrument of record in Book 6753, Page 772, said Register's Office.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 8th day of August, 1997.

STATE AUTO FINANCIAL CORPORATION,
an Ohio corporation

BY: Robert H Moore
Title: PRESIDENT

97 AUG 12 PM 3:36
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

4184 08/12 0101 CHECK 12.00

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STATE OF OHIO
COUNTY OF FRANKLIN

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $0.00.

Linda Lowther SECRETARY
AFFIANT

SUBSCRIBED and sworn to before me this 8th day of August, 1997.

Monica J. Hylbert
NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____

MONICA J. HYLBERT
Notary Public, State of Ohio
My Commission Expires 5-9-99

STATE OF OHIO
COUNTY OF FRANKLIN

PERSONALLY APPEARED BEFORE ME, Monica J. Hylbert, a Notary Public for the State and County aforesaid, Robert H. Moene, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is President of STATE AUTO FINANCIAL CORPORATION, an Ohio corporation, being authorized to execute the foregoing instrument on behalf of the corporation.

WITNESS MY HAND, at office, this 8th day of August, 1997.

Monica J. Hylbert
NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____

MONICA J. HYLBERT
Notary Public, State of Ohio
My Commission Expires 5-9-99

EXHIBIT "A"
Legal Description

BEING a tract of land in the Second Civil District of Metropolitan Nashville, City of Goodlettsville, Tennessee, being more particularly described in accordance with a survey of Ragan Smith Associates dated June 16, 1997, entitled "State Auto Insurance Companies, Second Civil District, Metropolitan Nashville, City of Goodlettsville, Tennessee, ALTA/ACSM Land Title Survey" (Job No. 97-040), as follows:

BEGINNING at an existing iron pin at the north end of the northerly return curve at the intersection of Conference Drive (60-foot public right-of-way) and Windsor Green Boulevard (100-foot public right-of-way); thence northwestwardly with the easterly right-of-way line of Conference Drive having a 1,714.62-foot radius curve to the left, an arc distance of 657.41 feet to an iron pin (set); said curve has a chord bearing and distance of N 15° 23' 32" West 653.39 feet; thence N 26° 17' 18" W, a distance of 66.13 feet to an existing iron pin at the southwesterly property corner of a tract of land deeded to the Fellowship of Christian Athletes as of record in Deed Book 8176, Page 583, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way line, with the south property line of Fellowship of Christian Athletes tract, N 63° 36' 55" E, a distance of 654.22 feet to an existing iron pin in the west property line of Lot No. 1 as shown on the final plat of Piccadilly Apartments as of record in Plat Book 5200, Page 592, said Register's Office; thence with the west property line of the aforesaid Lot No. 1, in part, S 10° 11' 08" E, a distance of 980.28 feet to an existing iron pin on the north right-of-way line of Windsor Green Boulevard; thence with the north right-of-way line of Windsor Green Boulevard, S 85° 52' 44" W, a distance of 531.42 feet to an existing iron pin at the southeasterly end of the northeast return curve at the intersection of Windsor Green Boulevard and Conference Drive; thence, with said return curve, having a 25.00-foot radius curve to the right, an arc distance of 39.10 feet to the point of beginning; said return curve having a chord bearing and distance of N 49° 09' 06" W, 35.24 feet and containing 490,317 square feet or 11.256 acres, more or less, according to said survey.

BEING the same property conveyed to State Auto Financial Corporation, by a deed from S. C. Realty, Inc., of record in Book 10526, Page 773, said Register's Office.