Box 4

BOOK 10834 PG 332

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:
518 PROPERTY MANAGEMENT AND LEASING, LLC 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, STATECO FINANCIAL SERVICES, INC., an Ohio corporation ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 518 PROPERTY MANAGEMENT AND LEASING, LLC, an Ohio limited liability company ("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. 1998 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 2nd day of ~~February~~ March, 1998.

STATECO FINANCIAL SERVICES, INC.,
an Ohio corporation

BY: John R Lowther
Title: SECRETARY

98 MAR 11 PM 3:56

0411096
IDENTIF. & REFERENCE

STATE OF OHIO
COUNTY OF FRANKLIN

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $50,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this 2ND day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-12-2001

BONNIE L. RIGSBY
Notary Public - State of Ohio
My Commission Expires 3/12/2001

STATE OF OHIO
COUNTY OF FRANKLIN

PERSONALLY APPEARED BEFORE ME, Bonnie L. Rigsby, a Notary Public for the State and County aforesaid, John L. Lawther, 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 VP - Secretary of STATECO FINANCIAL SERVICES, INC., an Ohio corporation, being authorized to execute the foregoing instrument on behalf of the corporation.

WITNESS MY HAND, at office, this 2ND day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-12-2001

BONNIE L. RIGSBY
Notary Public - State of Ohio
My Commission Expires 3/12/2001

4439 03/11 0101 03CHECK 198.

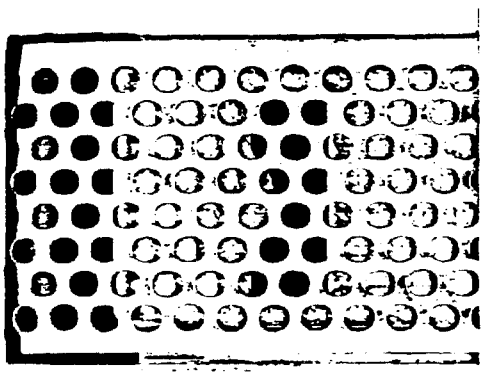
EXHIBIT "A"
Legal Description

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 StateCo Financial Services, Inc., by a quitclaim deed from State Auto Financial Corporation, of record in Book 10566, Page 984, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME LEGAL DESCRIPTION AS CONTAINED IN PREVIOUS DEED OF RECORD.



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

RECEIVED OF _____

FOR _____

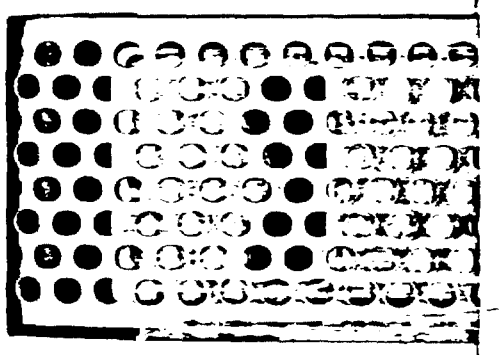
BOOK 10834 PG 335

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
03/11/98	01	15:54 0001	4439	

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
MISC 12.00
TOTAL 198.00
CHECK 198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 MAR 11 PM 3:56

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

04111096
IDENTIF. & REFERENCE

No. 1264830