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Davidson County DEEDWARR
Recvd: 12/20/00 15:14 2pgs
Fees:11.00 Taxes:1694.60

20001220-0124926

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THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $458,000.00.

Kenda R. Turner
Affiant

Subscribed and sworn to before me, this 20th day of December, 2000.

Notary Public

My Commission Expires: 9/28/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
KSPJ, LLC 1810 Arlingate Lane Columbus, OH 43228	SAME	080-00-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ORION CHARTERS AND TOURS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KSPJ, LLC, an Ohio limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lot One, Phillip McKee Property, as of record as Instrument No. 20001214-0123063, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orion Charters and Tours, Inc., by deed from D. J. Lathum and wife, Genevieve Lathum, of record in Book 9403, page 26, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, relating to the period from and after the date hereof. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom. Grantor agrees to indemnify and hold harmless Grantee from all liability for taxes relating to all periods prior to the date hereof.

2. Matters shown on the Plan of record as Instrument No. 20001214-0123063, Register's Office for said County.

3. Rights of parties in possession.

This is improved property known as 3333 Hydes Ferry Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of December, 2000.

ORION CHARTERS & TOURS, INC.

By: Avery Clenney
Avery Clenney, Chairman of the Board

STATE OF ~~TENNESSEE~~ ALABAMA)
COUNTY OF ~~DAVIDSON~~ Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVERY CLENNEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chairman of the Board,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of December, 2000.

Chris H. Hayes
Notary Public

NOTARY PUBLIC STATE AT

My Commission Expires: May 31, 2004