Davidson County DEEDWARR
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SPECIAL WARRANTY DEED

TO: Budig Realty, LLC

FROM: Donald Lee Lanius; Billie Jean Walker; Fred Harrison Lanius; Judy Darlene Lee; Noel Eugene Lanius; Arnold Dee Lanius; Richard Wayne Lanius; Roger Dale Lanius; Tonya Lynn Skelton; and April Dawn Williams

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Budig Realty, LLC 1100 Gest Street Cincinnati OH 45203	Same	Map 60, Parcel 21

STATE OF OHIO)
COUNTY OF HAMILTON)

The actual consideration for this transfer is $500,000.00.

Anthony J. Sestito
Affiant

Sworn to and subscribed before me, this 19th day of January 19, 2001.

Notary Public

My Commission Expires: FEBRUARY 1, 2003

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Lee Lanius; Billie Jean Walker; Fred Harrison Lanius; Judy Darlene Lee; Noel Eugene Lanius; Arnold Dee Lanius; Richard Wayne Lanius; Roger Dale Lanius; Tonya Lynn Skelton; and April Dawn Williams** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Budig Realty, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of January, 2001.

SELLER:

Donald Lee Lanius

Billie Jean Walker

Fred Harrison Lanius

~~Judy Darlene Lee~~ NOEL Eugene LANIUS

~~Noel Eugene Lanius~~

Arnold Dee Lanius

Richard Wayne Lanius

Roger Dale Lanius

Tonya Lynn Skelton

April Dawn Williams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Donald Lee Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 19th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Billie Jean Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 19th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Fred Harrison Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 19th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Judy Darlene Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 19th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Noel Eugene Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 19th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Arnold Dee Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this ___ day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Richard Wayne Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 4th day of January, 2001.

Notary Public

My Commission Expires: 1/13/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Roger Dale Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 4th day of January, 2001.

Notary Public

My Commission Expires: 1/13/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared Tonya Lynn Skelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 4th day of January, 2001.

Notary Public

My Commission Expires: 1/13/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared April Dawn Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 9th day of January, 2001.

Notary Public

My Commission Expires: 1/31/2002

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a point in the west margin of the Brick Church Pike in the center of a county road intersection said Pike and running thence North 87 ½ deg. West with the center of said Road, 55.35 poles to a stake; thence 3 deg. West 47 poles to a white oak tree, marked as a corner; thence North 82 – ¾ deg. East 64 poles to the west margin of Brick Church Pike; thence North 12 deg. West 32 poles with the west margin of said Pike to a stake in the bend of said Pike, and thence North 6.88 poles still with the west margin of said Pike, to the beginning, containing 15.52 acres.

INCLUDED in the above description, but to be EXCLUDED a strip of land previously sold off of the northern side of the above described property, consisting of 3–3/4 acres, more or less, same having been previously sold by John C. Akin to Ed Parrish on or about March 4, 1946.

ALSO INCLUDED in the above description, but specifically EXCLUDED therefrom is that certain tract or parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 9964, page 755, RODC, and being more particularly described as follows:

Beginning at a point on the west existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Harris A. Gilbert, Jr. and the Grantor with the west existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike northerly 467.98 feet to the intersection with the common property line of H.C. Milhouse, et ux and the Grantor; thence with said common property line North 85 degrees 17 minutes 23 seconds West 17.05 feet to the point of the intersection with the west proposed margin of State Project No 19108-2704-54; thence with said proposed margin with a 1474.49 foot radius curve left 209.30 feet more or less to a point located 42 foot left of centerline survey station 144+66.16; thence continuing with said proposed margin South 7 degrees 54 minutes 08 seconds East 263.30 feet to Harris A. Gilbert, Jr.'s north property line; thence with said property line North 89 degrees 33 minutes 50 seconds East 16.78 feet to the point of beginning, containing 0.182 acres and being part of the same property conveyed by J. C. Akin to Fred H. Lanius, et ux of record in Book 1361, Page 230, Register's Office for Davidson County, Tennessee.

Being part of the same property transferred to Billie Jean Walker, Donald Lee Lanius, Fred Harrison Lanius, Arnold Dee Lanius, Judy Darlene Lee, Richard Wayne Lanius, Roger Dale Lanius, Tonya Lynn Skelton, Noel Eugene Lanius and April Dawn Williams by Affidavit of Heirship of record in Book 11156, page 91, Register's Office for Davidson County, Tennessee ("RODC"). Being part of the same property deeded to Fred H. Lanius and wife, Violet Lanius, of record in Book 1361, page 230, RODC.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for Metropolitan Nashville and Davidson County.