Davidson County DEEDQC
Recvd: 01/23/01 15:41 7pgs
Fees:30.00 Taxes:0.00
20010123-0007091

62
cmc

QUITCLAIM DEED

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
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

TO: Budig Realty, LLC

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	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 $0.00.

Affiant

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

Notary Public

TERESA SCHWARTZ
Notary Public, State of Ohio
My Commission Expires Feb. 1, 2003

My Commission Expires: 2/1/03

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are 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 (collectively, the "Grantors"), do quitclaim unto Budig Realty, LLC (collectively, the "Grantee"), its heirs, successors and assigns, all of Grantors' rights, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, and all improvements thereon (the "Property").

Executed this 19th day of January, 2001.

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

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 19 day of January, 2001.

Notary Public

My Commission Expires: 11/30/2002

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: 11/30/2002

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: 11/30/2002

222045.01 5029-0004

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 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 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 14th 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 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 14th 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 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 14th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002

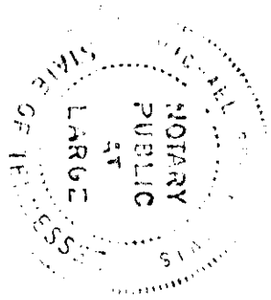
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Michael Perry Davis, a Notary Public of said County and State, personally appeared 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 14th day of January, 2001.

Notary Public

My Commission Expires: 1/30/2002



222045.01 5029-0004

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows, based on the Boundary Survey of the Lanius Family Property prepared by Cherry Land Surveying, Inc. and dated January 10, 2001:

Beginning at an existing iron rod in the westerly right-of-way line of Brick Church Pike, 84 feet in width, at a corner common with the property of Budig Realty, LLC as of record in Instrument Number 20001023010488, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 666,318.77, Easting: 1,769,189.13, on the State Plane Coordinate System;

Thence leaving the westerly right-of-way line of Brick Church Pike, with the northerly property line of Budig Realty, LLC, South 88 deg 52 min 07 sec West, 1031.83 feet to an existing iron rod, in the easterly property line of P.H.P. Ministries, Inc., Trustee, as of record in Deed Book 11444, Page 811, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of P.H.P. Ministries, Inc., Trustee, North 08 deg 30 min 16 sec East, 599.29 feet to an existing iron rod, at a corner common with the property of H.C. Milhous, et ux, as of record in Deed Book 5869, Page 979, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of H.C. Milhous, et ux, South 81 deg 23 min 54 sec East, 329.94 feet to an iron rod set;

Thence South 84 deg 34 min 50 sec East, 569.13 feet to an iron rod set in the westerly right-of-way line of Brick Church Pike;

Thence with the westerly right-of-way line of Brick Church Pike, with a curve to the left, along an arc length of 209.07 feet, the central angle of which is 08 deg 07 min 29 sec, the radius of which is 1474.39 feet, the chord of which is South 03 deg 50 min 24 sec East, 208.90 feet to an iron rod set;

Thence South 07 deg 54 min 08 sec East, 263.30 feet to the point of beginning. Containing 504.025 square feet or 11.571 acres more or less.

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.

Being the same property transferred to Budig Realty, LLC by deed from 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 as Instrument No. 20010123-0007090 (Warranty Deed), RODC.