This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 06/03/05 16:12 3 pgs
Fees:18.00 Taxes:2405.00
20050603-0063746

FILE NO: 2005044

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ashland Inc.	(NAME) Same	Map 142, Parcel 234
(STREET ADDRESS) 3499 Blazer Parkway	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Lexington Kentucky 40509	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **THOMAS R. KEOWN, a married man,** has this day bargained and sold, and does hereby transfer and convey unto the said **ASHLAND INC., a Kentucky corporation,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Thomas R. Keown by deeds of record in Book 11353, page 153, and Instrument #20001227-0126352, Register's Office, Davidson County, Tennessee.

Together with the appurtenant easements shown on plat of record in Book 6200, page 581, Register's Office, Davidson County, Tennessee.

Dorothy S. Keown, spouse, of the above named Thomas R. Keown, joins in this Deed for the purpose of releasing any and all rights she may have in and to the above described property, including homestead and any other marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $650,000.00.

Subscribed and sworn to before me this the 2nd day of June, 2005.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 7124 Hwy 70 South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 2nd day of June, 2005

Thomas R. Keown

Thomas R. Keown

Dorothy S. Keown

Dorothy S. Keown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS R. KEOWN and wife, DOROTHY S. KEOWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2005.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 6200, page 581, Register's Office, Davidson County, Tennessee.
3. Subject to the following matters shown on ALTA/ACSM Land Title Survey by Ragan Smith Associates dated 4/15/2005: joint ingress/egress easement along westerly lot line and 24' Joint Roadway Access Easement and 40' Public Utility & Drainage Easement along northerly lot line all as also depicted on plat of record in Book 6200, page 581, Register's Office, Davidson County, Tennessee.

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the 22nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 9 of Bellevue Center – Section 4 as of record in Plat Book 6200, Page 581, Register's Office for Davidson County (R.O.D.C.), Tennessee, Thomas R. Keown property as of Record by Instrument #20001227–0126352, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at a concrete monument (old) on the northerly right–of–way margin of U.S. 70 South, Memphis–Bristol Highway, (a 180–foot wide right–of–way) at the southwesterly property corner of Tse Tseng Chen and wife, Su Yuan Teng as of record in Deed Book 615, Page 113, R.O.D.C., Tennessee and being Lot 2 of the Resubdivision of Lot 2 and Reserved Parcel "A", Bellevue Center – Section 3 as of record in Plat Book 5200, Page 150, R.O.D.C., Tennessee and proceeding as follows; thence,

Leaving said Lot 2 and with said northerly right–of–way margin and a 2775.00–foot radius curve to the right for an arc length of 84.73 feet, a central angle of 01 degree 44 minutes 58 seconds and a chord bearing and distance of South 81 degrees 40 minutes 45 seconds West 84.72 feet to an iron rod (old) with no cap; thence,

With the easterly property line of NCW – National Car Wash, LLC as of record by Instrument #20000208–0013119, R.O.D.C., Tennessee and being Lot 10 of Bellevue Center – Section 4 as of record in Plat Book 6200, Page 581, R.O.D.C., Tennessee, North 07 degrees 47 minutes 20 seconds West, 181.18 feet to a railroad spike (old); thence,

Leaving said Lot 10 and with the southerly property line of Carmike Cinemas, Inc. as of record in Deed Book 9132, Page 325, R.O.D.C., Tennessee and being Lot 1 of Bellevue Center – Section 3 as of record in Plat Book 5200, Page 103, R.O.D.C., Tennessee, North 85 degrees 26 minutes 58 seconds East, 46.49 feet to a P. K. Nail (old); thence,

With a 993.64–foot radius curve to the left for an arc length of 26.89 feet, a central angle of 01 degree 33 minutes 02 seconds and a chord bearing and distance of North 84 degrees 39 minutes 32 seconds East 26.89 feet to a P. K. Nail (old); thence,

Leaving said Lot 1 and with the common property line of said Chen, South 11 degrees 29 minutes 37 seconds East, 176.98 feet to the Point of Beginning and containing 14,133 square feet or 0.324 acres, more or less, as calculated by the above courses and distances.