Improved property at 610 American Road, Nashville, Tennessee, Tax Parcel No. 8DA-30545. Mail tax statements to The Prudential Insurance Company of America, P. O. Box 2202, Jacksonville, Florida.

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Map 90-12
Par. 127

CORPORATE WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by THOMAS J. PETTIT and CAROLYN D. PETTIT, his wife, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, THE KROGER CO., an Ohio corporation, duly authorized to do business in the State of Tennessee, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2 through 6, Register's Office for said County, described as follows:
>
> BEGINNING on the northerly margin of American Road at the corner of Lots Nos. 63 and 64; thence with the northerly margin of said Road westerly 70 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the easterly margin of Annex Avenue; thence with the same, northerly 107 feet; thence easterly 98 feet to the corner of Lots Nos. 63 and 64; thence with the line between said two lots, southerly 131.5 feet to the beginning.
>
> Being the same property conveyed to the Grantor by deed of record in Book 4040, page 575, Register's Office for Davidson County, Tennessee.
>
> Subject to liens, covenants, easements and restrictions of record and taxes for the year 1967 and all subsequent years. Further subject to the provisions of an Agreement dated August 27, 1956, and filed for record September 11, 1956, in Book 2593, Page 566.

This is improved property known as 610 American Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever arising by, through or under it.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers on this the 3rd day of February, 1967.

APPROVED 2/1/67 LAW DEPT.

THE KROGER CO.

By Bennett Hudson
Vice President

By Wayne Smith
Vice President

ATTEST: THE KROGER CO. SEAL OHIO
Arthur L. Ferguson
Assistant Secretary

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Bennett Hudson, Wayne Smith, and Arthur L. Ferguson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President, Vice President, and Assistant Secretary, respectively, of THE KROGER CO., the within named GRANTOR, a corporation, and that they as such Vice Presidents, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Bennett Hudson and Wayne Smith and attesting the same by the said Arthur L. Ferguson as such Assistant Secretary.

Witness my hand and official seal at office at Cincinnati, Ohio, on this the 3rd day of February, 1967.

NOTARIAL SEAL HAMILTON COUNTY, OHIO

Clara A. Heinle
Notary Public

CLARA A. HEINLE, Notary Public
In and for Hamilton County, Ohio
My Commission Expires Mar. 1, 1969

This deed prepared by John W. Funk, Attorney-at-Law, Cincinnati, Ohio.

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STATE TAX $ 2.40
PROBATE .50
TOTAL $ 2.90

MAR 20 1967

PAID MAR 20 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

64721

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 21 11 38 AM '67

NOTED: BOOK 116 PAGE 29

RECORDING FEE $ 2.00

DEP. REG. .30

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTERS OFFICE

Warranty Deed
The Kroger Co.
to
Thomas L. Pettit et ux