Map 133
parcel 24

WARRANTY DEED

BOOK 4198 PAGE 315

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Three Thousand Eight Hundred Sixty-Three and no/100 ($383,863.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, THE KROGER CO., an Ohio corporation qualified to do business in the State of Tennessee, has this day bargained and sold, and does hereby transfer and convey unto GROMARCO INC., an Ohio corporation, with offices at 1014 Vine Street, Cincinnati, Ohio 45201, its successors or assigns, forever, the following described property, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, described partly according to surveys made by John M. Sullivan, County Surveyor for said County, January 24, 1951, and October 28, 1959, and more fully described in the deed above set out, as follows:

Beginning at a point in the center of Nolensville Pike at the south corner of the Dower Tract as shown on the map of the lands of B. D. Harris, deceased, as of record in Plan Book 2, page 37, Chancery Court at Nashville, said south corner also being the south corner of the property conveyed to Mabel Clare Welsh by deed from William A. Welsh, of record in Book 871, Page 95, Register's Office for said County; thence with the center of said Pike, south 45° east 436 feet to a point; thence leaving said Pike, north 45° 23' east 915 feet, more or less, to the southwesterly line of the property conveyed to W. L. Bainbridge Co. by deed from William James Potts, et al., of record in Book 3181, Page 474, said Register's Office; thence with said Bainbridge's southwesterly line, north 44° 06' west 436 feet, more or less, to the southeasterly line of said Dower Tract, being said Welsh's southeasterly line; thence with said Welsh's southeasterly line, south 45° 23' west 899.25 feet to the beginning, containing 12.5 acres, more or less.

Subject to an agreement subordinating a certain lease of a portion of the above described premises, which lease is recorded in Book 2793, Page 567, Register's Office for Davidson County, Tennessee, but which agreement provides that the possession of the tenant thereunder shall not be disturbed by any mortgagee of the premises during the term of such lease so long as the tenant is not in default under the terms and covenants thereof.

Subject to easements and restrictions of record.

Being the same property conveyed to The Kroger Co. by deed dated October 2, 1961, and recorded in the Register's Office for Davidson County in Book 3283, Page 542, on October 5, 1961.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging to the said GROMARCO INC., its successors and assigns, forever. And THE KROGER CO. does covenant with the said GROMARCO INC. that it is lawfully

STATE TAX $ 585.69
PROBATE .50
TOTAL $ 586.19

DEC 18 1967 PAID DEC 18 67

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

seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And THE KROGER CO. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GROMARCO INC., its successors and assigns, against the lawful claims of all persons whomsoever.

This deed is executed on behalf of The Kroger Co. by its Director of Property and Vice President, thereunto duly authorized by the Board of Directors of said corporation.

WITNESS, this the 1st day of December, 1967.

THE KROGER CO.

Director of Property

Wayne Smith
Vice President

ATTEST:

Assistant Secretary

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Personally appeared before me, Clara A. Heinle, a Notary Public, in and for the aforesaid State and County, Gary L. Hammons and Wayne Smith, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Director of Property and Vice President, respectively, of THE KROGER CO., a corporation, the within named BARGAINOR, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by Gary L. Hammons as Director of Property and Wayne Smith as Vice President and affixing and attesting the corporate seal by the said Arthur L. Ferguson as Assistant Secretary.

WITNESS my hand and official seal at Cincinnati, Ohio on this 1st day of December, 1967.

Clara A. Heinle
Notary Public

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

NOTARIAL SEAL HAMILTON COUNTY, OHIO

New Owner:
Gromarco, Inc.
1014 Vine St
Cincinnati, Ohio

Taxes to: 00121
Same

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 10 2 32 PM '67
NOTED: BOOK 118 PAGE 8
RECORDING FEE $ 4.50
DEP. REG. $

This Deed prepared by Robert S. Frey, Attorney-at-Law.
1014 Vine St
Cincinnati, Ohio