The actual consideration for this transfer or value of property (whichever is greater) is $ 26,900.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 7th day of Feb., 1968

My Comm. expires April 25, 1970

BOOK 4210 PAGE 142

GENERAL WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by L. D. BECK and MARY F. BECK, 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:

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County.

Said Lot No. 107 fronts 188.7 feet on the easterly side of Port Drive and runs back between lines, 363 feet on the northerly line and 363 feet on the southerly line, to a dead line in the rear on which it measures 47 feet.

Being the same property conveyed to the Grantor by deed of record in Book 4199, page 320, Register's Office for Davidson County, Tennessee.

Subject to liens, covenants, easements and restrictions of record and taxes for the year 1968 and all subsequent years.

This is improved property known as 304 Port Drive, Madison, 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

Mail Tax statements to Fidelity Federal Savings & Loan Association
Fourth & Union Streets
Nashville, Tennessee

Parcel No. 11D 1102
5

New owners: Mr. & Mrs. L. Dale Beck
304 Port Drive
Madison, Tn. 37115

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
S - 200984

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers on this the 15th day of January, 1968.

THE KROGER CO.

By Wayne Smith
Vice President

By Bennett Hudson
Vice President

ATTEST:

Arthur L. Ferguson
Assistant Secretary

STATE TAX $ 69.94
PROBATE .50
TOTAL $ 70.44

FEB 7 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 7 3 05 PM '68
RECORDING FEE $ 3.00
DEL. REG.
BOOK 118 PAGE 232

05048

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Wayne Smith, Bennett Hudson 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 Wayne Smith and Bennett Hudson 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 15th day of January, 1968.

Notary Public
NANCY DAVIS
Notary Public, Hamilton County, Ohio
My Commission Expires Jan. 14, 1969

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