BOOK 1476 PAGE 107

Map 105-4
Par. 348
PW

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of January, 1971, by and between THE B. F. GOODRICH COMPANY, a New York corporation, party of the first part, and JAMES SPICA , 596 North Columbus Avenue, Mount Vernon, New York, 10552, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lots 1, 2 and 3 in the Resubdivision of the Woodard Lands, which Resubdivision is of record in Book 332, page 39, Register's Office for said County, and described by a survey of Barge, Waggoner and Sumner, Engineers, ~~August 15, 1969~~ June 2, 1970, revised December 15, 1970, as follows:

Beginning at an iron pin in the southerly margin of Murfreesboro Pike at the entrance to Lester Avenue; thence with the margin of said Pike, south 70° 38' east 105.00 feet to an iron pin; thence leaving said Pike, south 8° 48' west 175.37 feet to an iron pin in the northerly margin of a 20-foot alley (unimproved); thence with the same, north 83° 42' west 108.00 feet to an iron pin in the easterly margin of Lester Avenue; thence with the same, north 4° 44' east 184.00 feet to an iron pin, the beginning of a curve; thence around said curve, with a radius of 15 feet, a distance of 27.39 feet to an iron pin in the southerly margin of Murfreesboro Pike, the point of beginning, containing 21,620 square feet or 0.50 acres, more or less.

Property includes all of Seller's right, title and interest, if any, in and to any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the premises, to the center line thereof, and further subject to an easement for sanitary sewer across the northerly part of the premises (Survey of Barge, Waggoner & Sumner, dated December 15, 1970). last

Mail tax bills to:

The B. F. Goodrich Company
Real Estate Department
500 South Main Street
Akron, Ohio 44318

Being the same property conveyed to The B. F. Goodrich Company by deed from T. M. Grinnell, Trustee, and recorded in Book 4359, page 475 and identified as Document No. A51650 in the register of Davidson County, dated August 22, 1969.

Subject to all covenants, conditions, reservations, restrictions, easements and limitations of record, and zoning restrictions, if any.

Said party of the first part does covenant with the said party of the second part that said premises have not been encumbered by it, and that it will warrant and defend said premises to said party of the second part against all lawful claims and demands of all persons claiming by, through or under said party of the first part.

IN WITNESS HEREOF, THE B. F. GOODRICH COMPANY has caused its name to be hereto subscribed and its corporate seal to be hereto affixed by its duly authorized Assistant Treasurer and Secretary, on this the 15th day of January, 1971.

THE B. F. GOODRICH COMPANY

ATTEST:

Secretary

BY Albert R. Blanchard
Assistant Treasurer

Approved

STATE OF OHIO)
)
COUNTY OF SUMMIT)

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared A. R. Blanchard and R. G. Jeter with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Assistant Treasurer and Secretary, respectively, of The B. F. Goodrich Company the within named bargainor, a corporation, and that they as such Assistant Treasurer and Secretary, being

authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A. R. Blanchard as such Assistant Treasurer, and attesting the same by the said R. G. Jeter as such Secretary.

Witness my hand and official seal at office Akron, Ohio on this 15th day of January, 1971.

B03115

IDENTIF. REFERENCE

JAN 26 3 35 PM '71

FEE

REGISTER DAVIDSON COUNTY, TENN.

Notary Public

JUNE M. LACHEY
Notary Public, Summit County, Ohio
My Commission Expires Mar. 7, 1972

The actual consideration for this transfer or value of property (whichever is greater) is $184,680.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

THE B. F. GOODRICH COMPANY

By Albert R. Blanchard
Assistant Treasurer

I hereby swear or affirm that the actual consideration or true value for this ..., whichever is greater, is $184,680.00. T. G. Coleman

Subscribed and sworn to before me this 26th day of January 1971

Deputy Register C. C. Williams

JAN26	CONV	90,000.00			
JAN26	CONV	94,680.00			
JAN26	S'TAX		A*	480.22	
JAN26	PR'FEE		A*	.50	
JAN26	W'DEED		A*	4.50	* 485.22

This instrument prepared by:
W. C. Becker, Esq.
500 S. Main Street
Akron, Ohio 44318