BOOK 4476 PAGE 394

CORPORATE WARRANTY DEED

Map 129-15
Par. 91
PW

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by STEWART F. KRESGE and SUE KRESGE, 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. 1 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, page 69 and 70, Register's Office for said County, and described as follows:
>
> BEGINNING on the southerly margin of Percy Warner Boulevard at a point in the western boundary line of Warner Park Valley Subdivision, Section 2, as of record in Book 3600, page 20, said Register's Office; said point being the northeast corner of Lot 1; thence with the line between Lot No. 1 and Warner Park Valley Subdivision, south 1° 01' west 126.85 feet; thence north 84° 21' west 141.60 feet to the easterly margin of an unnamed street; thence with the same, northerly 95.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same, easterly 105.51 feet to the beginning.
>
> Being the same property conveyed to the Grantor by deed of record in Book 4422 , page 680 , Register's Office for Davidson County, Tennessee.
>
> Subject to liens, covenants, easements, reservations and restrictions of record and taxes for the year 1970 and all subsequent years.

This is improved property known as 846 Percy Warner Blvd., Nashville, Tennessee.

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
G-218808

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 14th day of January, 1971.

THE KROGER CO.

By James E. Baker
Vice President

By
Vice President

ATTEST:

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 James E. Baker and 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 herein contained, by signing the name of the corporation by the said James E. Baker and Bennett Hudson, as such Vice Presidents, 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 14th day of January, 1971.

Clara A. Heinle
Notary Public

CLARA A. HEINLE, Notary Public
In and for Hamilton County, Ohio
My Commission Expires Mar. 1, 1974

This deed prepared by James S. Johns
Attorney at Law
Cincinnati, Ohio

Mail tax bills to:

First Federal Savings & Loan Association
236 4th Avenue North
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $36,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 26th day of January, 1971.

My commission expires: April 24, 1974.

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

JAN 27 3 03 PM '71
REGISTER
DAVIDSON COUNTY, TENN.

303227

JAN27F	CONV	36,750.00			
JAN27F	S'TAX		A*	95.42	
JAN27F	PR'FEE		A*	.50	
JAN27F	W'DEED		A*	4.50	* 100.42