Mail tax statements to: Dobson & Johnson, Inc. J. C. Bradford Building
Nashville, Tennessee

BOOK 1489 PAGE 287 Map. 85-1
Par. 12 pw

super: John Bradford, Jr.
2817 Glenoaks Dr.
Nashville, Tennessee

CORPORATE WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by JOHN BRADFORD, JR. and FAY M. BRADFORD, 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:

> Being Lot No. 19 on the Plan of McGavock Heights, Section One, as of record in Book 2330, page 70, Register's Office for said County.
> Said Lot No. 19 fronts 120 feet on the east side of Glenoaks Drive, and runs back 395.3 feet on the north line and 404.4 feet on the south line, to a dead line in the rear on which it measures 123.3 feet.
>
> Being the same property conveyed to the Grantor by deed of record in Book 4487 , page 338 , 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 2817 Glenoaks Drive, 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. 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.

MAR29 CONV 30,600.00
MAR29 STAX .50
MAR29 PRFEE W DEED A* 79.56 .50
A* 3.00 * 83.06

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. POU
G-219431

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IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this 15th day of March, 1971.

THE KROGER CO.

By James E. Baker
Vice President

By Wayne Smith
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 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 herein contained, by signing the name of the corporation by the said James E. Baker and Wayne Smith, 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 15th day of March, 1971.

Elsie A. Lawrence
Notary Public

ELSIE A. LAWRENCE, Notary Public
In and for Hamilton County, Ohio
My Commission Expires June 24, 1974

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

The actual consideration for this transfer or value of property (whichever is greater) is $30,600.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John Bradford Jr.

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

Notary Public

My commission expires April 24, 1974.

IDENTIF. REFERENCE

MAR 29 1 28 PM '71

FELIX E. ALSUP, REGISTER
DAVIDSON COUNTY, TENN.

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