Send tax bills to: Security Federal Sav. & Loan Assn. BOOK 4514 PAGE 560
500 Union Street
Nashville, Tennessee 37219

Recpw:
Albert W. Huffman

Map 73-11
Pcl 41
pw

CORPORATE WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by ALBERT W. HUFFMAN and ANN C. HUFFMAN, 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. 399 on the Plan of Sunset View, Section V, as of record in Book 2854, page 20, Register's Office for said County. Said Lot No. 399 fronts 95 feet on the south side of Ridgeland Drive, and runs back 159.2 feet on the west line and 152.4 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 96.1 feet thereon.
>
> Being the same property conveyed to the Grantor by deed of record in Book 4499 , page 159 , Register's Office for Davidson County, Tennessee.
>
> Subject to liens, covenants, easements, reservations and restrictions of record and taxes for the year 1971 and all subsequent years.

This is improved property known as 2321 Ridgeland 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.

Mail tax statements to Security Federal Savings & Loan Association, Nashville, Tennessee.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this 1st day of June, 1971.

THE KROGER CO.

By _____
Vice President

By _____
Vice President

JUN25E CDTV 20,000.00
JUN25E S'TAX A* 52.00
JUN25E FEE A* .50
JUN25E W'DEED A* 3.00 * 55.50

ATTEST:

_____
Assistant Secretary

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared George A. Leonard and James E. Baker and Lewis L. Clum, 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 to do so, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by the said George A. Leonard and James E. Baker, as such Vice Presidents, and attesting the same by the said Lewis L. Clum, as such Assistant Secretary.

Witness my hand and official seal at office at Cincinnati, Ohio, on this the 1st day of June, 1971.

_____
Notary Public

SANDRA L. ELLIS
Notary Public, Hamilton County, Ohio
My Commission Expires Dec. 16, 1975

IDENTIF. REFERENCE T

JUN 25 11 08 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B20472

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 $20,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 21st day of June, 1971.

_____

My commission expires:
April 25, 1974