BOOK 4569 PAGE 339

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kay Hardware Inc.	Same	Map 75-9
(NAME)	(NAME)	75-13
2633 Old Hickory Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 0
Donelson 37214 Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged

I, A. H. Johnson, Substitute Trustee,

have this day bargained and sold, and do hereby transfer and convey unto the said Kay's Hardware, Inc.,

its *(successors), and assigns,*

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-subdivision Commercial Area #2, Hermitage Hills, of record in Book 4470, page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Miller G. Kimbrough, Trustee, by deed from James E. Covington, Clerk and Master, of record in Book 2694, page 514, said Register's Office. The said Miller G. Kimbrough having since resigned as Trustee and A. H. Johnson having been named as Substitute Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 13th day of January 1972

Affiant

My commission expires: May 25 1975 (Affix Seal)

Notary Public

PATRICK HENRY COUNTY TENN. PUBLIC

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Kay's Hardware, Inc., its *(successors),*

and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my trust, my successors in trust *and representatives, to warrant and forever defend the title to said real estate to said*

Kay's Hardware, Inc., its

(successors), and assigns, against the lawful claims of all persons.

Witness my hand this 13th day of January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. H. Johnson, Sub. Trustee

This Instrument Was Prepared By
Dewey W. Fedigo
Of The Law Firm Fedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie Y. Fitzpatrick, *a Notary Public in and for said County and State,* A. H. Johnson, Substitute Trustee,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 13th *day of* January, *19* 72

Marie Y. Fitzpatrick
Notary Public

Commission expires May 25, 1975

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN 17 72 CONV 70,000.00
JAN 17 72 S'TAX A* 182.00
JAN 17 72 PR'FEE A* .50
JAN 17 72 W'DEED A* 4.00 * 186.50

WARRANTY DEED

FROM
A. H. JOHNSON, SUBSTITUTE TRUSTEE
TO
KAY'S HARDWARE, INC.

B 45108

IDENTIF. REFERENCE

JAN 17 10 30 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON