New Owner: Dennis W. Goodner, 409 Broadmoor Drive, Nashville, Tenn. 37205
Mail tax bills to Dobson & Johnson, Inc., 1109 J. C. Bradford Bldg.,
Nashville, Tennessee 37219

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Map. 61-2
Par. 159
PW

CORPORATE WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by DENNIS W. GOODNER and BARBARA T. GOODNER, 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 the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Inc., dated January 21, 1964, being Lot 14, a part of the Sweeney-Clark Realty Company's Property, as follows:

BEGINNING in the north margin of Broadmoor Drive at the corner of Tracts Nos. 13 and 14; thence along the line between said Tracts, north 8° 29' East 280.9 feet, thence south 32° 42' east 96.2 feet to a monument; thence south 72° 18' east 45 feet to the corner of Tracts 14 and 15; thence with the line of said Tracts, south 10° 47' west 203.4 feet to the north margin of Broadmoor Drive; thence with said Drive, westerly 100 feet to the point of beginning.

Being the same property conveyed to the Grantor by deed of record in Book 4523, page 566, 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 409 Broadmoor 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $26,500.00

Affiant

Subscribed and sworn to before me, this the 7th Day of February, 1972.

Notary Public at Large

My Commission Expires: 10/26/74

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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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this 28th day of January, 1972.

B 47770 T

IDENTIF. REFERENCE

FEB 8 11 51 AM '72
PELHAM WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THE KROGER CO.

By Leo P Philbin
Vice President

By George A. Leonard
Vice President

ATTEST:

Arthur L Ferguson
Assistant Secretary

FEB-8 CONV 26,500.00
FEB-8 STAX A* 68.90
FEB-8 PRTEE A* .50
FEB-8 WDEED A* 4.00 * 73.40

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

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

Witness my hand and official seal at office at Cincinnati, Ohio, on this 28th day of January, 1972.

Kay Roush
Notary Public

KAY ROUSH
Notary Public, Hamilton County, Ohio
My Commission Expires Aug. 24, 1976

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