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12.95
10 Pd

CORPORATE WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by JACK RODIN and AUDRE R. RODIN, 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, as Tenants in Common, 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. 108 of the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for said County.
>
> Said Lot No. 108 fronts 115.90 feet on the northerly side of Highland Crest Drive, and extends back 170.7 feet on the easterly line and 146.0 feet on the westerly line, to a line in the rear on which it measures 99.72 feet.
>
> Being the same property conveyed to the Grantor by deed of record in Book 4606, page 326, Register's Office for Davidson County, Tennessee.
>
> Subject to liens, covenants, easements, reservations and restrictions of record and taxes for the year 1972 and all subsequent years.

This is improved property known as 852 Highland Crest 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this 30th day of June, 1972.

THE KROGER CO.

By _____
Vice President

By _____
Vice President

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 Arthur Juergens, Gene D. Hoffman 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 Arthur Juergens and Gene D. Hoffman 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 30th day of June, 1972.

_____
Notary Public

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

This deed prepared by Lewis L. Clum
Attorney at Law
Cincinnati, Ohio

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JACK RODIN et ux, AUDRE R. 852 Highland Crest Drive Nashville, Tennessee 37205	HOME FEDERAL SAVINGS & LOAN ASSN. L & C TOWER NASHVILLE, TENNESSEE 37219	_____ _____

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The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jack Rodin

Sworn to and subscribed before me this 28th day of July, 1972.

L. D. Rudasill

My commission expires April 25, 1974

B 7.1 9 2 0

T
IDENTIF. REFERENCE

AUG 16 2 57 PM '72
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 72	CONV	45,000.00			
AUG 16 72 S'TAX			A*	117.00	
AUG 16 72 PR'FEE			A*	.50	
AUG 16 72	W'DEED		A*	6.00	* 123.50

FILE TENNESSEE TITLE CO.