Hunting Brook Associates
1120 Morse Road
Columbus, Ohio 43215

Tax bill to
same
same

148
13
pw

WARRANTY DEED

BOOK 4669 PAGE 684

THIS INDENTURE, made this 15 day of December, 1972, between DEFFET TENNESSEE PARTNERS, LIMITED, an Ohio limited partnership, Grantor, and HUNTING BROOK ASSOCIATES, an Ohio limited partnership, Grantee;

W I T N E S S E T H

That the said Grantor, Deffet Tennessee Partners, Limited, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the said Grantee, Hunting Brook Associates, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Grantee, Hunting Brook Associates, its successors and assigns forever the certain tract of land situated and being in the County of Davidson, State of Tennessee, and being more fully described as follows:

Beginning at a point in the North boundary line of Haywood Acres Subdivision, Section Four, as of Record in Book 2900, page 93, Register's Office, Davidson County, Tennessee; said point being in the northerly margin of Lot 116, owner of record being Ralph L. Peebles, et ux; Thence N 2° 29' E, a distance of 385.02 feet to a concrete monument; Thence N 87° 31' W, a distance of 77.55 feet to a concrete monument; Thence N 16° 26' 23" W, a distance of 575.93 feet to an iron pin in the South margin of a proposed 80 foot roadway (Proposed Linbar Drive), said point being in a curve having a radius of 368.82 feet; thence, with the arc of said curve, to the right a distance of 514.33 feet to the end of said curve; thence S 30° 09' E, a distance of 598.61 feet along the southerly margin of said 80 foot roadway to a point; thence N 88° 45' 12" W, a distance of 117.40 feet to a corner post; thence S 0° 56' 20" W, a distance of 174.19 feet to a corner post; thence S 81° 51' 01" W, a distance of 41.37 feet to a corner post; thence S 5° 50' 34" W, a distance of 207.26 feet to a corner post, said point being in the easterly margin of a 50 foot roadway (East Ridge Drive); thence N 79° 08' 59" W, a distance of 295.29 feet to an iron pin, said point being in the easterly property line of Lot 116 Haywood Acres Subdivision Section Four; thence N 9° 29' 01" E, a distance of 51.10 feet to an iron pin, said point being in the Northeast corner of Lot 116 Haywood Acres Subdivision Section Four; thence N 74° 35' 02" W, a distance of 60.61 feet to the point of beginning and containing 9.76 acres.

Being a portion of the property conveyed to U. Grant Browning and G. T. Scott, Trustees, as of record in Book 4237, page 585, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in any wise appertaining to the said Grantee, Hunting Brook Associates, its successors and assigns forever; and the said Grantor, Deffet Tennessee Partners, Limited, for its successors and representatives does covenant and agrees to and with the said Grantee, Hunting Brook Associates, its successors or assigns, that it is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except taxes (general and special) and installments of special assessments, liens, restrictions, if any, and any slight encroachments on the property; also under and subject to the lien of a certain deed of trust created by Deffet Tennessee Partners, Limited in favor of Homer Hail and W. E. Ezzell, Trustee by Deed of Trust dated June 12, 1972 and recorded in the Register's Office in and for Davidson County, Tennessee, in Volume 4610 at Page 304,which the Grantee hereby assumes and agrees to pay; that it has good right to sell and convey the same to the Grantee, Hunting Brook Associates, as aforesaid; and that the before-granted land and premises it will warrant and defend against all lawful claims whatever, except those arising out of an encumbrance herein excepted.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals, the day and year above written.

Signed and acknowledged
in the presence of:

Shara L. Henderson

Sujette Ezzell

Shara L. Henderson

Sujette Ezzell

DEFFET TENNESSEE PARTNERS, LTD.,
an Ohio Limited partnership by
Deffet Rentals, Inc. its General
partner

By _____
First Vice President & Treasurer

By _____
Secretary

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me, Susan E Brown, a Notary Public of the state and county aforesaid, personally appeared Deffet Rentals, Inc.

the general partner of Deffet Tennessee Partners, Limited, an Ohio limited partnership, the within named Grantor, by John A. Tonti and Philip C. Johnston, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be First Vice President & Treasurer and Secretary, respectively, of Deffet Rentals, Inc., and that they as such officers being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such officers.

WITNESS my hand and seal at office in Columbus, Ohio, this 15th day of December, 1972.

Susan E Brown
Notary Public

SUSAN E. BROWN
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

FILED FOR RECORD
JAN 4 9 01 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

B89979

This instrument prepared by:
Vorys, Sater, Seymour & Pease
52 East Gay Street
Columbus, Ohio 43215

JAN-4 CONV * $12,000.00
JAN-4 S'TAX A* 2,111.20
JAN-4 PR'FEE A* .50
JAN-4 W'DEED A* 6.00 * 2,117.70

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hunkey Brooks Associates
P C Johnston Attorney
AFFIANT

Subscribed and sworn to before me this the 26th day of December, 1972.

My commission expires _____

Karen L. Dennis
Notary Public

KAREN L. DENNIS
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES MAY 13, 1975