This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Griffin, Trustee (NAME:)	Griffin Industries (NAME:)	
Route #2 (STREET ADDRESS OR ROUTE NUMBER)	Route #2 (STREET ADDRESS)	34-10
Butler, Kentucky 41006 (CITY) (P. O. ZONE) (STATE)	Butler, Kentucky 41006 (CITY) (ZONE) (STATE)	99-101-102 103-106-107 Pid

For and in Consideration of the sum of Sixty-Five Thousand ($65,000.00)----------

---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, we,

JAN-22 CONV 65,000.00
JAN-22 S'TAX A* 169.00
JAN-22 PR'FEE A* .50
JAN-22 W'DEED A* 8.00 * 177.50

Peter Mikitka and wife, Erlene Pullum Mikitka

have bargained and sold, and by these presents do transfer and convey unto the said John L. Griffin, Trustee, with full power to mortgage, convey or otherwise alienate the same without the joinder of any beneficiary whomsoever, his successors, representatives *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Land being described according to a survey made by Dixie Engineering Associates, December 18, 1973, as follows:
BEGINNING at a point in the southerly margin of Railroad Street, said point being the northeast corner of the land herein described: thence South 58° 30' West, 198.9 feet with the southerly margin of said Railroad Street to an iron pin; thence South 24° 26' 26" East, 424.71 feet to an iron pin in the center of Dry Creek; thence North 87° 27' 22" East, 325.46 feet to a chiseled square in the top of a concrete encased sewer line; thence South 39° 45' East, 185.49 feet to a chiseled square on the northwest wingwall of a culvert under Myatt Drive; thence North 15° 29' 12" West, 477.46 feet with the westerly margin of Myatt Drive to an iron pin; thence North 27° 11' 39" West, 65.08 feet with the old school lot line to an iron pin; thence South 68° 30' West, 99.0 feet to an iron pin; thence North 28° 35' West, 100.0 feet to an iron pin; thence South 64° 00' West, 102.0 feet to an iron pin; thence North 25° 32' West, 112.0 feet to an iron pin, the point of beginning, containing 4.32 acres, more or less.
Being part of the property conveyed to Peter Mikitka and wife, Erlene P. Mikitka by deed from The First American National Bank, Executor of record in Book 4158, page 803, Register's Office for Davidson County, Tennessee, and conveyed to said grantees by deed from Rubin L. Pullum of record in Book 3220, page 599, said Register's Office.

TRACT NO. 2: Land being described according to a survey made by E. L. Miller, Jr. & Co., October 8, 1964, revised November 7, 1964, as follows:
BEGINNING at a point approximately 45 feet west of the center line of the street railroad crossing on the southerly margin of a street called Railroad Street. (CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 1973

Notary Public

My commission expires: February 1, 1975

(Affix Seal)

Said beginning point being the northeast corner of Clyde Martin lot and recorded in Book 1306, page 206; thence running 12 feet northeast parallel with Railroad Street North 58° East; thence 134 feet North 63° 30' East to a steel bolt approximately 15 feet from the center line of Railroad Street and being the west boundary of a new highway right of way; formerly a Davidson County School lot; thence southerly parallel with highway along a rock fence line 227 feet South 26° 00' East to a fence corner post in the rock wall; thence being the northeast boundary of R. L. Pullum tract as recorded in Book 999, page 215; thence westerly 99 feet South 68° 30' West to a steel rod; thence northwesterly 95 feet North 28° 35' west to a corner fence post and steel bolt; thence 52 feet south 64° 00' West to a corner post; this being the southeast corner of the Clyde Martin lot; thence northerly 118 feet North 22° 00' West along a fence line of the Martin lot to a steel pin buried in the ground, this being the starting point.

Being the same property conveyed to Peter Mikitka and wife, Erlene Pullum Mikitka, by deed from John Marshall Johnson, Sr. and wife, Mae Welsh Johnson, of record in Book 4376, page 810, Register's Office for Davidson County, Tennessee.

This property is hereby conveyed subject to the following: BOOK 4776 PAGE 925

Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee by grant from R. L. Pullum of record in Book 3278, page 386, Register's Office for Davidson County, Tennessee. (as to Tract 1)

Flowage easement granted United States of America by Rubin L. Pullum in connection with operation of Cheatham Lock and Dam Project (Tract U-2168-E) by deed of record in Book 2274, page 555, said Register's Office. (as to Tract 1)

Easement for water main or water line granted Madison Suburban Utility District by grant from Rubin L. Pullum, of record in Book 3463, page 269, said Register's Office. (as to Tract 1)

Slope easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Peter Mikitka and wife, of record in Book 4452, page 852, said Register's Office. (as to Tract 2)

Easement for right of way of L & N Railroad lying within boundaries of Tract 2 of premises. (as to Tract 2)

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Griffin, Trustee, as aforesaid, his successors, representatives ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* John L. Griffin, Trustee, as aforesaid *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Peter Mikitka and wife, Erlene Pullum Mikitka *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John L. Griffin, Trustee, as aforesaid, his representatives, successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* December, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peter Mikitka

Erlene Pullum Mikitka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. M. Draper, a Notary Public in and for said County and State, the within named Peter Mikitka and wife, Erlene Pullum Mikitka

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 28th day of December, 1973.

Notary Public.

Commission Expires February 1, 1975.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

Notary Public.

Commission Expires.

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.

WARRANTY DEED

FROM

PETER MIKITKA, ET UX

TO

JOHN L. GRIFFIN, TRUSTEE

C 3 6 8 2 6

IDENTIF. REFERENCE

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JAN 2 8 32 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4776 PAGE 927

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
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