This instrument was prepared by

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Dower W. Pedigo (mel)

WARRANTY DEED

Of The Law Firm Pedigo & Sandon
Stahlman Building; Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cork 'N Cleaver, Inc. (NAME:)	SAME (NAME:)	134
1450 So. Havana (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6 188
Suite 620 Aurora, Colo. 80010 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by CORK 'N CLEAVER, INC., an Ohio Corporation, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

DEFFET RENTALS, INC., an Ohio corporation, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* CORK 'N CLEAVER, INC., an Ohio corporation, its successors

~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 1 of Century Center Park, as of record in Plan Book 4675, page 31, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the east margin of Wallace Road, said point being 432.56 feet northwardly from the intersection of Wallace Road and Linbar Drive, as measured along the said easterly margin of Wallace Road; thence, continuing with the said east margin of Wallace Road, North 2 degrees 50 minutes East 156.0 feet to a point; thence, leaving Wallace Road, South 86 degrees 41 minutes 51 seconds East 306.16 feet to a point; thence, South 2 degrees 50 minutes West 118.48 feet to a point in the northerly line of Lot No. 2 of Century Center Park, of record in Plan Book 4675, page 31, Register's Office of said County; thence, along the said northerly line of Lot No. 2, South 59 degrees 46 minutes West 64.17 feet to a point; thence, North 87 degrees 10 minutes West 252.37 feet to the point of beginning, containing 1.066 acres, more or less, now known as Lot No. 3 Century Center Park as of record in Plan Book 4675, page 97, Register's Office for said County.
Being part of the property conveyed to Deffet Rentals, Inc., an Ohio corporation, by deed from U. Grant Browning and G. T. Scott, Trustees, of record in Book 4647, page 604, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 26th day of March 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

PUBLIC AT LARGE

unimproved (X)
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 Cork 'N Cleaver, Inc., an Ohio corporation, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~its~~ *covenant with the said* Cork 'N Cleaver, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except zoning ordinances, legal highways, and taxes for the year 1974 which are prorated and to be paid by the Grantor herein.

And Grantor does ~~its~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Cork 'N Cleaver, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 26th *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DEFFET RENTALS, INC.

By: W. James Graham
Assistant Secretary.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

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 _____, *Tennessee, this* _____ *day of* _____, *19*_____.

_____, *Notary Public.*

Commission Expires _____.

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, Mary Ensley, *a Notary Public of the State and County aforesaid, personally appeared* H. James Graham, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Secretary *of the* DEFFET RENTALS, INC., *the within named bargainor, a corporation, and that* he *as such* Assistant Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Secretary.

Witness my hand and seal, at office in Nashville, Tennessee *this* 26th *day of* March, *19*74.

Mary Ensley
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

Commission Expires 4/25/76.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.

223221

WARRANTY DEED

FROM

Deffet Rentals, Inc.

TO

Cork 'N Cleaver, Inc.

C 4 7 7 4 9

IDENTIF. REFERENCE

MAR 29 2 15 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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MAR29'74 CONV 90,000.00 A* 325.00
MAR29'74 CONV 35,000.00 A* .50
MAR29'74 STAX A* 8.00
MAR29'74 PRTFEE * 333.50
MAR29'74 MTGDEED

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238