Map Pcl.
84-16-119 Pkl

BOOK 4830 PAGE 244

WARRANTY DEED

Prepared by: James E. Hodge
Real Estate Manager
Nashville Division of The Kroger Co
P. O. Box 329, Nashville, Tenn 37202
Signed James E. Hodge

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations accepted as cash, GROMARCO INC., an Ohio corporation qualified to do business in the State of Tennessee, has this day bargained and sold, and does hereby transfer and convey unto the said First and Mid-South Advisory Company, a Tennessee corporation, with offices in Nashville, Tennessee, its successors or assigns, forever, the following described property, to wit:

A parcel of land lying in the Third Civil District of Davidson County, Tennessee, being lots Nos. 1, 2, 3, 4, 5, 6, 7, 8 and part of lot 50 on the map of Donelson Park Place, of record in Book 547, page 73, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated February 28, 1961, as follows:

Beginning at an iron pin in the southeast corner of the intersection of Park Drive, a 50-foot street, and McGavock Pike, a 50-foot street, and running the following courses and distances:

1. North 89°-24' East a distance of 330.8' along the south right-of-way of Park Drive to an iron pin; thence,

2. Leaving said right-of-way, South 2°-19' East a distance of 260.6' to an iron pin at the intersection of two fences; thence

3. South 81°-52' West a distance of 372.2' to an iron pin in the east right-of-way of McGavock Pike; thence,

4. With the east right-of-way of McGavock Pike, North 5°-00' East with a distance of 310.8' to an iron pin and the point of beginning, containing 2.28 acres, more or less, and being in accordance with a survey made by Turner Engineering Company, Nashville, Tennessee.

Being the same property conveyed to Gromarco Inc. by deed from The Kroger Co., of record in Book 3466, page 312, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging to the said First and Mid-South Advisory Company, its successors and assigns, forever. And GROMARCO INC. does covenant with the said First and Mid-South Advisory Company 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.

Buyer: First & Mid South Advisory Co.
Title Insur. Nash Bank & Trust Bldg
Nash. Tenn

And GROMARCO INC. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said First and Mid-South Advisory Company, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed is executed on behalf of GROMARCO INC. by its Vice President, thereunto duly authorized by the Board of Directors of said corporation.

WITNESS, this the 8th day of February, 1974.

GROMARCO INC.

Vice President

ATTEST:

Assistant Secretary

The State of Ohio)
) SS.
County of Hamilton)

Be It Remembered, That on this 8th day of February in the year of our Lord, one thousand nine hundred and seventy-four (1974), before me the subscriber, a Notary Public in and for said County and State, personally appeared LEWIS L. CLUM Vice President, and JAMES J. KELLY Assistant Secretary of GROMARCO INC., the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

CYNTHIA NELSON
Notary Public, Hamilton County, Ohio
My Commission Expires Dec. 14, 1977

Notary Public, Hamilton County, State of Ohio

This instrument was prepared by Lewis L. Clum

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I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $315,000.00, Affiant [signature]

Subscribed and sworn to before me this 1st day of July, 1974

Deputy Register [signature]

CERTIFICATION

I, JAMES J. KELLY, ASSISTANT SECRETARY OF GROMARCO INC., HEREBY CERTIFY THAT THE BOARD OF DIRECTORS OF SAID COMPANY PASSED THE FOLLOWING RESOLUTION AT A SPECIAL MEETING OF SAID BOARD HELD IN CINCINNATI, OHIO ON THE 8TH DAY OF FEBRUARY, 1974.

RESOLVED, THAT THE PRESIDENT OR ANY VICE PRESIDENT OF THIS COMPANY IS AUTHORIZED TO EXECUTE A GENERAL WARRANTY DEED CONVEYING THAT CERTAIN PARCEL OF LAND LYING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS No. 1, 2, 3, 4, 5, 6, 7, 8 AND PART OF LOT 50 ON THE MAP OF DONELSON PARK PLACE, OF RECORD IN BOOK 547, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO FIRST AND MID-SOUTH ADVISORY COMPANY AND TO DO ANY AND ALL FURTHER ACTS NECESSARY TO CONSUMMATE THE SALE OF SUCH PARCEL TO FIRST AND MID-SOUTH ADVISORY COMPANY.

I FURTHER CERTIFY THAT THE FOREGOING RESOLUTION HAS NOT BEEN RESCINDED AND REMAINS IN FULL FORCE AND EFFECT.

I FURTHER CERTIFY THAT LEWIS L. CLUM WAS A VICE PRESIDENT OF GROMARCO INC. ON FEBRUARY 8, 1974 AND REMAINS A VICE PRESIDENT OF GROMARCO INC.

JAMES J. KELLY

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY THIS 21ST DAY OF MAY, 1974.

VIRGINIA M. HAMILTON
Notary Public, Hamilton County, Ohio
My Commission Expires March 18, 1979

Virginia M. Hamilton
NOTARY PUBLIC

JUL 1 11 19 AM '74
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C6 1182

JUL-1 74 CONV 315,000.00 100
JUL-1 74 S'TAX A* 819.00
JUL-1 74 PR'FEE A* .50
JUL-1 74 W'DEED A* 6.00 * 825.50