WARRANTY DEED

BOOK 4852 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THE KROGER CO. (NAME)	THE KROGER CO. (NAME)	91-14
1014 Vine Street (STREET ADDRESS OR ROUTE NUMBER)	1014 Vine Street (STREET ADDRESS)	94
Cincinnati, OH (CITY) (P. O. ZONE) (STATE)	Cincinnati, OH (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00)----------

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Dollars,

Cash in hand paid by the grantee and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Marion F. Thomas, Sr. and wife, Grace H. Thomas,

have this day bargained and sold, and do hereby transfer and convey unto the said THE KROGER CO.

its *(successors), heirs and assigns.*

certain real estate in Davidson County, Tennessee, as follows: Two tracts of land in Davidson County, Tennessee:

TRACT NO. 1: Being the northerly part of the easterly 39 feet of Lot No. 2 and the northerly part of Lot No. 3 of Block "D" on the Map of Palo Alto Subdivision, as of record in Book 161, page 169, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 10, 1953, as follows: Beginning on the northerly margin of Charlotte Pike, as widened, in the westerly margin of Midland Street;thence with the westerly margin of said Street;northwardly 140.26 feet to the southerly margin of an alley;thence with said alley westwardly 111.5 feet to an iron pin;thence southwardly and parallel with the line between Lots Nos. 2 and 3, 134.2 feet to the northerly margin of Charlotte Pike, as widened;thence with same eastwardly 92.26 feet to the beginning.

TRACT NO. 2: Being Lot No. 1 and the westerly 21 feet of Lot No. 2 of Block "D" on the map of Palo Alto Subdivision, as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 1 and part of Lot No. 2 front together 81 feet on the northerly side of the Charlotte Pike, as widened, and run back between parallel lines 134.2 feet to an alley.

Being the same property conveyed to Marion F. Thomas, Sr., by deed from AMOCO Oil Company, a Maryland corporation, of record in Book 4805, page 273, Register's Office for Davidson County, Tennessee.

This instrument was prepared by: Robert P. Ziegler
1100 Third National Bank Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 16th day of Sept., 19 74

Affiant

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

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as 5700 (House Number) Charlotte Avenue (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

THE KROGER CO.

its *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THE KROGER CO.,

its

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 16th *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion F. Thomas Sr.

Grace H. Thomas

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Marion F. Thomas, Sr. and wife, Grace H. Thomas

*the within named 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 Nashville, Tennessee *this* 16th *day of* September, *19*74.

Ray E. VanRuyter *Notary Public*

Commission expires 2-4-76

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 .....

SEP 16 74 CONV 90,000.00
SEP 16 74 CONV 15,000.00
SEP 16 74 S'TAX A* 273.00
SEP 16 74 PR'FEE A* .50
SEP 16 74 W'DEED A* 4.00 * 277.50

WARRANTY DEED

FROM
MARION F. THOMAS, SR. and wife, Grace H. Thomas

TO
THE KROGER CO.

C 7 1 2 9 8

IDENTIF. REFERENCE

SEP 16 3 28 PM '74

FELIX Z. [illegible]
DAVIDSON COUNTY TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238