Address of New Owner:
5444 San Marcos Drive
Nashville, Tennessee

BOOK 4896 PAGE 16

Mail Tax Bills to:
First & Mid-South Mortgage Company
315 Union Street
Nashville, Tennessee 37219

161-9
6 pw

Tax to: First & Mid-South Mortgage Co

CORPORATE WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00) CASH IN HAND PAID BY THOMAS E. BRANNON, JR. AND JOANN M. BRANNON, HIS WIFE, HEREINAFTER SOMETIMES REFERRED TO AS THE GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE KROGER CO., AN OHIO CORPORATION, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF TENNESSEE, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID THOMAS E. BRANNON, JR. AND JOANN M. BRANNON, HIS WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HIS OR HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 8 ON THE PLAN OF HILLVIEW ESTATES, OF RECORD IN BOOK 3600, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 118 FEET ON THE EASTERLY SIDE OF SAN MARCOS DRIVE AND RUNS BACK BETWEEN LINES, 207.4 FEET ON THE SOUTHERLY LINE AND 206.52 FEET ON THE NORTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 122.37 FEET.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF RECORD IN BOOK 4851, PAGES 634 AND 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO LIENS, COVENANTS, EASEMENTS, SETBACK LINE, PLANS, RESERVATIONS AND RESTRICTIONS OF RECORD AND TAXES FOR THE YEAR 1975 AND ALL SUBSEQUENT YEARS.

THIS IS IMPROVED PROPERTY KNOWN AS 5444 SAN MARCOS DRIVE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THEREUNTO BELONGING TO THE SAID GRANTEES, HIS OR HER HEIRS AND ASSIGNS, FOREVER. AND IT DOES COVENANT WITH THE SAID GRANTEES 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, UNLESS OTHERWISE HEREIN SET OUT. AND IT DOES FURTHER COVENANT AND BIND ITSELF, ITS SUCCESSORS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, HIS OR HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER ARISING BY, THROUGH OR UNDER IT.

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS ON THIS 28TH DAY OF FEBRUARY, 1975.

THE KROGER CO.

By _____
VICE PRESIDENT

By _____
VICE PRESIDENT

ATTEST:

_____
ASSISTANT SECRETARY

C90608

T IDENTIF. REFERENCE

MAR 14 10 39 AM '75
FELIX A. ENGLISH REGISTER
DAVIDSON COUNTY, TENN.

MAR 14 75 CONV 48,900.00
MAR 14 75 S'TAX A* 127.14
STATE OF OHIO MAR 14 75 PR'FEE A* .50
MAR 14 75) SSW'DEED A* 4.00 * 131.64
COUNTY OF HAMILTON)

BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ARTHUR JUERGENS, GENE D. HOFFMAN AND ARTHUR L. FERGUSON, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE KROGER CO., THE WITHIN NAMED GRANTOR, A CORPORATION, AND THAT THEY AS SUCH VICE PRESIDENTS, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THE SAID ARTHUR JUERGENS AND GENE D. HOFFMAN AS SUCH VICE PRESIDENTS, AND ATTESTING THE SAME BY THE SAID ARTHUR L. FERGUSON AS SUCH ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT CINCINNATI, OHIO, ON THIS 28TH DAY OF FEBRUARY, 1975.

_____
NOTARY PUBLIC

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

THIS DEED PREPARED BY LEWIS L. CLUM
ATTORNEY AT LAW
CINCINNATI, OHIO

The actual consideration for this transfer or value of property (whichever is greater) is $ 48,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 6th day of March, 1975.

_____
NOTARY PUBLIC

My commission expires April 8, 1978