WARRANTY DEED

BOOK 4940 PAGE 23

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bruce A. Ebner & Wife	The Kroger Co. Nettleton Co	
2673 Mossdale Dr. (NAME)	3700 Pacific Avenue (NAME)	155-16
Nashville Tenn. (STREET ADDRESS OR ROUTE NUMBER)	Virginia Beach, Virginia 23451 (STREET ADDRESS)	4
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4398, page 707, Register's Office for Davidson County, Tennessee.

We, Norman E. Bain, Jr. and wife, Brenda J. Bain

have this day bargained and sold, and do hereby transfer and convey unto the said

Bruce A. Ebner and wife, Myra Rauhna Ebner

their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 588 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Mossdale Drive, said point being the common corner of Lots Nos. 589 and 588; thence with said margin eastwardly 87.0 feet to a point, being the beginning of a curve; thence around said curve southwardly 39.27 feet to a point in the westerly margin of Sailboat Drive; thence with said margin westwardly 105.35 feet to a point being the common southerly corner of Lots Nos. 588 and 618; thence northwestwardly 99.48 feet to a point; thence northwardly 92.14 feet to the point of beginning.

Being the same property conveyed to Norman E. Bain, Jr. and wife, Brenda J. Bain by deed from Thurman Home Building Corporation of record in Book 4398, page 705, 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 $ 38500

Subscribed and sworn to before me, this the 7 day of Aug. 1975

Affiant Bruce A. Ebner

My commission expires: May 23 1979 (Affix Seal)

Notary Public William H. Wilkinson

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bruce A. Ebner and wife, Myra Rauhna Ebner, their ~~XXXXXXXX~~ 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Bruce A. Ebner and wife, Myra Rauhna Ebner, their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 7 day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By

Philip Saindon (gg)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

Norman E. Bain Jr.

Brenda J. Bain

BOOK 4940 PAGE 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H. Wilkinson, a Notary Public in and for said County and State, Norman E. Bain, Jr. and wife, Brenda J. Bain 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 7 day of August, 19 75

William H. Wilkinson Notary Public

Commission expires May 23, 1979

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.....

AUG 11 75 CONV 38,500.00
AUG 11 75 S'TAX A* 100.10
AUG 11 75 PR'FEE A* .50
AUG 11 75 W'DEED A* 4.00 * 104.60

WARRANTY DEED

FROM

NORMAN E. BAIN, JR., ET UX

TO

BRUCE A. EBNER, ET UX

D 10412

IDENTIFICATION REFERENCE

AUG 11 8 18 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAUNDON