RETURN TO CHICAGO TITLE INS. Co.
C/o WYATT

D 13956

BOOK 4947 PAGE 591

IDENTIF. REFERENCE

SEP 3 1 09 PM '75

FELIX A. ELLIS, JR. REGISTER
DAVIDSON COUNTY, TENN.

This instrument was prepared by

of the law firm of Seawell, Cohen & Sachs, Professional Corporation, 1660 Lincoln St. Denver, CO 80203

WARRANTY DEED

Address new owners as follows:
John T. Allen, Jr.
J. Thomas Allen, III
Steven E. Allen
Leslie Allen Thompson
1201 Williams St. (No. 13A)
Denver, CO 80218

Send tax bills to:
Cork 'N Cleaver, Inc.
4730 Oakland Street
Suite 500
Denver, CO 80239

Map-Parcel Nos:
134 PAR 197

For and in consideration of the sum of Four Hundred Forty Thousand Dollars ($440,000.00) cash in hand paid by the grantees hereinbelow named, and other good and valuable considerations, the receipt of which is hereby acknowledged, CORK 'N CLEAVER, INC., an Ohio corporation, has bargained and sold, and by these presents does transfer and convey unto

JOHN T. ALLEN, JR., an undivided 1/4th interest;
J. THOMAS ALLEN, III, an undivided 1/4th interest;
STEVEN E. ALLEN, an undivided 1/4th interest; and
LESLIE ALLEN THOMPSON, an undivided 1/4th interest

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

Land in Davidson County, Tennessee, being lot No. 3 on the plan of Century Center Park, Re-sub. of lots Nos. 1 and 2 as of record in book 4675, page 97, Register's Office for said County, described as follows:

Beginning on the easterly margin of Wallace Road at the corner of lots Nos. 1 and 3; 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 for 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 easterly margin of Wallace Road; thence with the same North 2 degrees 50 minutes East 156 feet to the beginning.

Being the same property conveyed to Cork 'N Cleaver, Inc., an Ohio Corporation by deed from Deffet Rentals, Inc., an Ohio Corporation of record in book 4801, page 38, Register's Office for said County.

This is improved property known as 99 Wallace Road, Nashville, Tennessee.

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Subscribed and sworn to before me this 29th day of August, 1975.

Affiant

My commission expires: Oct. 16, 1977

(SEAL)

Evelyn M. Caldwell
Notary Public

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to said grantees hereinabove named, their heirs and assigns forever. And the grantor does covenant with said grantees that the grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except real property taxes and assessments for the year 1975, easement recorded in Book 3313 at page 180 and easement recorded in Plan Book 4675 at page 97.

And the grantor 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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness the grantor's hand and seal this 29th 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.

CORK 'N CLEAVER, INC.

By _____
President

ATTEST:

By _____
Assistant Secretary

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

Before me, Gunnar G. Knuff, a Notary Public of the State and County aforesaid, personally appeared Dennis B. Mullen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of the CORK 'N CLEAVER, INC., the within named bargainor, a corporation, and that he as such president, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

29th Witness my hand and seal, at office in Denver, Colorado, this day of August, 1975.

_____
Notary Public

Commission Expires: 9-10-77

(SEAL)

SEP-3[illegible]	CONV	*	~~00~~440,000.00	
SEP-3[illegible]	S'TAX		A*1,144.00	
SEP-3[illegible]	PR'FEE		A* .50	
SEP-3[illegible]	W'DEED		A* 4.00	* 1,148.50