BOOK 4959 PAGE 987

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MORTON L. SPITZ, TRUSTEE (NAME)	SAME AS NEW OWNER (NAME)	75-13-244
(STREET ADDRESS OR ROUTE NUMBER)	244 Madison Road (STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Cincinnati Ohio 45208 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $96,673.00
Ninety Six Thousand Six Hundred Seventy Three and 00/100 DOLLARS

Cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

OCT-8 75	CONV	96,673.00			
OCT-8 75	S TAX		A*	251.42	
OCT-8 75	PR FEE		A*	.50	
OCT-8 75	W DEED		A*	4.00	* 255.92

WE, THE KELLY-SPRINGFIELD TIRE COMPANY
have bargained and sold, and by these presents do transfer and convey unto the said
MORTON L. SPITZ, TRUSTEE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Resubdivision of Lots 4 and 5 as shown on Resubdivision Commercial Area 3, Hermitage Hills, as of record in Book 4715, page 142, Register's Office for said County, as follows:

BEGINNING at a point in the northwest margin of Lebanon Road at the common corner of Lots 4 and 5; thence leaving said Road; North 71° 48' West 200.00 feet to a point; thence North 18° 12' East 85.00 feet to a point; thence South 71° 48' East 200.00 feet to a concrete monument in the northwest margin of Lebanon Road; thence with said Road South 18° 12' West 85.00 feet to the point of beginning.

Being the same property conveyed to The Kelly-Springfield Tire Company by Quit Claim Deed from Miller G. Kimbrough, Trustee, of record in Book 4863, page 599, Register's Office for said County, and by Quit Claim Deed from A. H. Johnson, Individually and as Trustee, of record in Book 4863, page 601, Register's Office for said County, and by deed from Moskovitz Department Store of record in Book 4863, page 603, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 414 Lebanon Road
(House Number) (Street)
Hermitage Tennesse
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of October, 1975.

THE KELLY-SPRINGFIELD TIRE CO.

BY: R K Ellis

Exec. Vice President

attest: A A Williams
Assistant Secretary

BOOK 4959 PAGE 988

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

Maryland
STATE OF ~~TENNESSEE~~
COUNTY OF Allegany

Before me, Joanna T. Mullaney, a Notary Public of the State and County aforesaid, personally appeared R. K. Elwell and R. R. Willsey with whom I am personally acquainted, and who, upon oath, acknowledged Themselves to be Exec. V.P. and Asst. Secy respectively of the Kelly-Springfield Tire Company, the within named bargainor, a corporation, and that he as such Exec. V.P. and Asst. Secy, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. K. Elwell as such Exec. V.P. and attesting the same by the said R. R. Willsey as such Asst. Secy.

Witness my hand and seal, at office in Cumberland, Maryland, this 6th day of October, 1975.

Joanna T. Mullaney Notary Public

Commission expires July 1, 1978

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ HAMILTON

The actual consideration for this transfer or value of property (whichever is greater) is $ 96,673.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Morton L. Spitz, Trustee

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

My commission expires ~~WILMA M. HODGSON~~ Notary Public Wilma M. Hodgson

~~Notary Public, Hamilton County, Ohio~~
~~My Commission Expires Sep 18, 1977~~

This instrument was prepared by:

C.H. Briley, Attorney	P. O. Box 2645	Nashville, Tennessee
Name		Address

WARRANTY DEED

FROM

THE KELLY-SPRINGFIELD TIRE COMPANY

TO

MORTON L. SPITZ, TRUSTEE

D 19266

IDENTIF. REFERENCE

OCT 8 3 14 PM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219