This instrument prepared by
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 4960 PAGE 630

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morton L. Spitz, Trustee	SAME	
(NAME)	(NAME)	15D-16355
244 Madison Road	244 Madison Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cincinnati, Ohio 45208	Cincinnati Ohio 45208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ninety-three thousand four hundred sixty-two and no/100 ---------- ($93,462.00) ---------- *Dollars,*

cash in hand paid by Morton L. Spitz, Trustee, the receipt of which is hereby acknowledged,

The Kelly-Springfield Tire Company,
a Maryland Corporation, *has bargained and sold, and does hereby transfer and convey unto the said*

Morton L. Spitz, Trustee,

his *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being a part of a tract marked "Future Development" on the northeast corner of Gallatin Pike and Richmond Drive, as shown on the Plan of King Subdivision, Section I, in book 1130, page 94, Register's Office for said County, and being further described according to a survey of Kohl-Coode and Associates, File No. 230-C, dated January 8, 1974, as follows:

Beginning at a point in the northerly margin of Richmond Drive, said point being 36.8 feet west of the intersection of the northwesterly margin of a 20-foot alley and the northerly margin of Richmond Drive, as depicted on the plan of the said King Subdivision, Section I; thence, with the northerly margin of Richmond Drive, North 89 deg.51'32" west 73.41 feet to a point; thence, northwesterly with a curve to the right, said curve having a radius of 25 feet and an interior angle of 89 deg. 27' 02", a total distance of 39.03 feet to a point on the easterly margin of Gallatin Road; thence, continuing with the said easterly margin of Gallatin Road, north 0 deg. 24'30" west 75.24 feet to a point; thence, leaving the said margin of Gallatin Road, south 89 deg. 51'01" east 97.93 feet to a point; thence south 0 deg. 32'51" east 100 feet to the point of beginning.

Being the same property conveyed to the The Kelly-Springfield Tire Company, by deed from J. E. Richmond and wife, Lula Belle Richmond, of record in book 4816, page 862, Register's Office for said County.

STATE OF ~~TENNESSEE~~ TN
COUNTY OF ~~DAVIDSON~~ HAMILTON

The actual consideration or value whichever is greater, for this transfer is $ 93,462.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 1975

Notary Public, Hamilton County, Ohio

My commission expires Commission Expires Sep 18, 1977

(Affix Seal)

This is unimproved / improved property, known as Gallatin Road and Richmond Drive, Nashville, Tennessee
(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

Morton L. Spitz, Trustee,

his *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Morton L. Spitz, Trustee, his

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

Witness hand this 6th *day of* October, 19 75 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Kelly-Springfield Tire Company

attest: K K Wilfong
Assistant Secretary

By K K Elcock
Exec. Vice President

BOOK 4960 PAGE 631

STATE OF ~~XXXXXXX~~ Maryland
COUNTY OF ~~XXXXXXX~~ Allegany

Before me, Joanna T. Mullaney *a Notary Public of the State and County aforesaid, personally appeared* R. R. Edsall and R. R. Wilfong, *with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* Exec. Vice Pres. and Asst. Secy. *of* ~~XXX~~ The Kelly-Springfield Tire Company, *the within named bargainor, a corporation, and that* the *as such* officers *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself as Exec. Vice Pres. and Asst. Secy.

Witness my hand and seal, at office in Cumberland, Maryland, *this* 6th *day of* October, 19 75.

Joanna T. Mullaney *Notary Public*

Commission expires July 1, 1978.

JOANNA T. MULLANEY NOTARY PUBLIC ALLEGANY CO. MD.

OCT 10 75	CONV	93,462.00			
OCT 10 75 S'TAX			A*	243.10	
OCT 10 75 PB'FEE			A*	.50	
OCT 10 75	W'DEED		A*	4.00	* 247.60

D 19575

IDENTIF. REFERENCE

OCT 10 2 24 PH '75

REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS CO.
[illegible] 37201
227267

WARRANTY DEED

FROM
The Kelly-Springfield Tire Company
TO
Morton L. Spitz, Trustee

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE