52-12
Par. 84
a.e.

BOOK 5008 PAGE 634

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of March, 1976, by and between The Kroger Co., a corporation organized and existing under and by virtue of the laws of the State of Ohio, party of the first part, and Raymond Cooper and June L. Cooper, his wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

All that tract or parcel of land located in the County of Davidson, State of Tennessee and described as follows:

Being Lot No. 21 on the plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for said County, as follows:

BEGINNING at a point in the southerly margin of Shawnee Road, the common corner of Lots Nos. 21 and 22; thence along said margin, easterly 100 feet to a concrete monument, the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.27 feet to a concrete monument in the westerly margin of Sioux Terrace; thence along said margin, southerly 85.0 feet to a point, the common corner of Lots Nos. 20 and 21; thence along the line between said two lots, westerly 125.0 feet to a point, the common corner of Lots 20, 21 and 22; thence along the line between Lots Nos. 21 and 22, northerly 110 feet to the point of beginning.

Being the same property conveyed to William R. Peers and wife, Linda Peers by deed from Donald Wade Schlenker and wife, Ruby Eileen Schlenker of record in Book 4817, Page 652, Register's Office for Davidson County, Tennessee.

Subject to liens, building restriction line, restrictive covenants, easements, reservations, and restrictions of record and taxes for the year 1976 and all subsequent years.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Assistant Secretary

THE KROGER CO.

BY: Arthur Juergens
Vice President

BY: George Leonard
Vice President

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Arthur Juergens, George Leonard and Lewis L.Clum, with whom I am personally acquainted

and who, upon oath, acknowledged themselves to be the Vice Presidents of The Kroger Co., the within named bargainor, a corporation, and that they as such Vice Presidents, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such Vice Presidents.

WITNESS my hand and Official Seal at office this 11th day of March, 1976.

Sandra D. Bruner
Notary Public
SANDRA D. BRUNER
Notary Public, Hamilton County, Ohio
My Commission Expires March 18, 1979

HAMILTON COUNTY, OHIO

MAR 24 76 CONV 48,500.00
MAR 24 76 S'TAX B* 126.10
MAR 24 76 PR'FEE B* .50
MAR 24 76 RDELD 0.00 * 132.60

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of March, 1976.

Sandra D Bruner
Notary Public
SANDRA D. BRUNER
Notary Public, Hamilton County, Ohio
My Commission Expires March 18, 1979

HAMILTON COUNTY, OHIO

D41592

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IDENTIF. REFERENCE

MAR 24 3 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

This deed prepared by Lewis L. Clum, Attorney-at-Law

Address Of New Owners	Send Tax Bills To	Map Parcel Number
Mr. & Mrs. Raymond Cooper 1256 Shawnee Madison, Tennessee 37115	Mr. & Mrs. Raymond Cooper 1256 Shawnee Madison, Tennessee 37115	52-12-84