SEND TAX BILLS TO:

First Federal Savings and Loan
Association of Nashville
Union at Fourth
Nashville, TN 37219

Field Bk#8D63300
Map #115-1
Parcel 51

BOOK 5124 PAGE 43

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of March, 1977, 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 Laurence R. Fox and Beatrice H. Fox, 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, as joint tenants with right of survivorship, 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. 241 on the Plan of Addition of West Meade Hills, as of record in Book 3600, Page 18, Register's Office for said County.

Said Lot No. 241 fronts 173.28 feet on the east side of Rhonda Lane, as measured around a curve, and extends back 297.53 feet on the north line and 255 feet on the south line, to a dead line in the rear on which it measures 105.15 feet.

Being the same property conveyed to The Kroger Co. by deed from John F. Boerger and wife, Maude O. Boerger, of record in Book 5006, Pages 367 and 368, Register's Office for said County.

Subject to liens, covenants, easements, building lines, reservations, and restrictions of record and taxes for the year 1977 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 A. 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 and George A. Leonard 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 2nd day of March, 1977.

Notary Public

DONNA K. SNIDER
Notary Public, Clermont & Hamilton Counties, Ohio

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 $ 42,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subsribed and sworn to before me this 2nd day of March, 1977.

Notary Public

DONNA K. SNIDER
Notary Public, Clermont & Hamilton Counties, Ohio
My Commission Expires Feb. 14, 1978

This deed prepared by Lewis L. Clum, Attorney-at-Law
1014 Vine Street
Cincinnati, OH 45201

NOTARIAL SEAL · OHIO · COUNTIES · HAMILTON · CLERMONT

MAR 14 77	CONV	42,000.00			
MAR 14 77	S'TAX		B*	109.20	
MAR 14 77	PR'FEE		B*	.50	
MAR 14 77	W'DEED		B*	6.00	* 115.70

D 93513

IDENTIF. REFERENCE

MAR 14 2 31 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.