Address new owner as follows:
Mr. & Mrs. Carl H. Kauffman
500 Holly Hill Court
Nashville, Tennessee

Send tax bills to:
Fidelity Federal
401 Union
Nashville, TN 37219

Map 142-11
Parcel 52
9 D 26600

WARRANTY DEED

BOOK 5184 PAGE 57

THIS INDENTURE, made and entered into this 3rd day of August, 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 Carl H. Kauffman and wife, Lura G. Kauffman 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Valley West Subdivision, Section II, of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 being a corner lot fronts 97 feet on the westerly margin of Patten Lane and 140 feet on the northerly margin of Holly Hill Court said frontages joined by a curve of 39.27 feet; and extends back 165 feet on the northerly line and 122 feet on the easterly line to a point.

Being the same land conveyed to The Kroger Co. by deed from Herbert M. Duffee, Jr. and wife, Judith A. Duffee, of record in Book 5102, Page 936, said Register's Office.

Subject to liens, covenants, plats, building setback lines, easements, 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, their heirs 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 3rd day of August, 1977.

Kay Roush
Notary Public

KAY ROUSH
Notary Public, Hamilton County, Ohio
My Commission Expires Aug. 24, 1981

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 $62,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of August, 1977.

Notary Public

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

KAY ROUSH
Notary Public, Hamilton County, Ohio
My Commission Expires Aug. 24, 1981

E20405

T
IDENTIF. REFERENCE

AUG 15 1 40 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 77	CONV	62,000.00			
AUG 15 77	S TAX		B*	161.20	
AUG 15 77	PR FEE		B*	.50	
AUG 15 77	W DEED		B*	6.00	* 167.70