Prepared by Exum Eastropen
1st Amer Centre Attn

WARRANTY DEED

Map - Parcel Numbers
141-73

Address New Owner and
Send Tax Bills:

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Stewart F. Kresge, Trustee
10th FL THIRD NAT BK BLDG
NASHVILLE, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INDENTURE, made and entered into this 6th day of July, 1978, by and between BELLBROOK LAND COMPANY, Grantor, and STEWART F. KRESGE, TRUSTEE, Grantee.

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

> Beginning at an iron pin, 225 feet, more or less, west of U. S. Costal and Geodetic Survey and State Survey Marker Station No. 2579 on the southwesterly margin of U. S. Highway No. 70; thence from P. O. B. with said highway, N 60° 10' W 40.92 feet to an iron pin; thence N. 57° 45' W 42.15 feet to an iron pin; thence leaving said highway S 32° 15' W 175.0 feet to an iron pin; thence N 58° 01' W 293.64 feet to an iron pin; thence S 55° 27' W 201.08 feet to an iron pin; thence S 16° 38' E 420.23 feet to an iron pin; thence N 44° 33' E 654.24 feet to the point of beginning containing 2.98 acres more or less.
>
> Being the same real property conveyed to Bellbrook Land Company by deed of Texaco, Inc. of record in Book 4939, page 805, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, representatives and assigns in fee simple forever. The said Grantor does hereby covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for current taxes and as otherwise stated herein.

JUL-6[illegible] CONV 90,000.00
JUL-6[illegible] CONV 70,000.00
JUL-6[illegible] S'TAX B* 416.00
JUL-6[illegible] PR'FEE B* .50
JUL-6[illegible] W'DEED B* 6.00 * 422.50

This conveyance is subject to restrictive covenants of record in Book 4939, page 805, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Bellbrook Land Company has executed this Warranty Deed on the day and date first above written.

BELLBROOK LAND COMPANY

BY: Franklin G. Clark
FRANKLIN G. CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in the State and County aforesaid personally appeared FRANKLIN G. CLARK, with whom I am personally acquainted and who upon oath acknowledged himself to be one of the joint venturers of BELLBROOK LAND COMPANY, the within named bargainor, a Joint Venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such joint venturer.

WITNESS my hand and offical seal at office in Nashville, Tennessee, this 6th day of July, 1978.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: January 18, 1982.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 1982.

NOTARY PUBLIC DAVIDSON CO. TENN.

E 7.5 2 8 7.

IDENTIF. REFERENCE

JUL 6 3 50 PM '78

FELIX Z. WHITSETT REGISTER
DAVIDSON COUNTY, TENN.