This instrument prepared by
J. H. TRIMBLE, Attorney
Commerce Title Building
Memphis, Tennessee

MAP 106
Par 143.1a

WARRANTY DEED

BOOK 5344 PAGE 993

THIS INDENTURE, made and entered into this 20th day of September, 1978, by and between RONALD BOROD, TRUSTEE for Emily M. Fisher, Katherine Schas, Henry A. Klyce, Jr. and Ellen Klyce under Trust Agreements dated October 1, 1969, and for Virginia Klyce, Karen W. Smith, Susan M. Klyce and Walter Klyce, Jr. under Trust Agreements dated as of December 31, 1971, and KEMMONS WILSON, parties of the first part, and TARO PROPERTIES, INCORPORATED, a Tennessee corporation, 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 all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do 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, to-wit:

Lot No. 1 on the Plan of Spartan Industries Shopping Center, as of record in Book 5200, Page 88, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

This conveyance is made subject to building setback lines and easements for public utilities and drainage as shown on the recorded subdivision plat.

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 successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except the above mentioned easements and building setback lines and taxes for the year 1978 which the grantors agree to pay when said taxes become due and payable and before said taxes become delinquent, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the parties of the first part the day and year first above written.

Ronald Borod, Trustee

Kemmons Wilson

* * * * *

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RONALD BOROD, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of September, 1978.

Notary Public

My commission expires: My Commission Expires Sept. 23, 1981 Oct 25, 1980

* * * * *

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared KEMMONS WILSON, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of September, 1978.

Notary Public

My commission expires: My Commission Expires Sept. 23, 1981

* * * * *

I, or we, 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 $165,000.00 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 21st day of Sept, 1978.

Notary Public

My commission expires: Oct 25, 1980

BOOK 5344 PAGE 995

Property Address: Unimproved

Mail Tax Bills To: (Person or Agency
Responsible for Payment of Taxes)
Jaro Properties, Inc.
110 James St
St. Catherine, Ontario, Canada, L-2R7E8
This instrument prepared by:
J. H. Trinner, Attorney at Law
12 S. Main St., Memphis, TN

State Tax	$ 429.00
Register's Fee	.50
Recording Fee	6.00
	$ 435.50

E 9 1 8 4 6

IDENTIF. REFERENCE

OCT 2 2 37 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-2[illegible] CONV 90,000.00
OCT-2[illegible] CONV 75,000.00
OCT-2[illegible] S'TAX
OCT-2[illegible] PR'FEE
OCT-2[illegible] W'DEED - 3 -

B* 429.00
B* .50
B* 6.00 * 435.50

MID-SOUTH TITLE COMPANY, INC.

T.G. 225369 JHT