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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY File

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimco Properties	KIMCO PROPERTIES NASHVILLE, INC	MAP 91-14
Nashville, (NAME) Inc.	P.O. BOX C (NAME)	PAR 123
(STREET ADDRESS OR ROUTE NUMBER)	ROSLYN (STREET ADDRESS) N.Y. 11576	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert B. Brown, Jr., Geraldine C. Brown, and Martha B. Dillingham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimco Properties Nashville, Inc., a Tennessee corporation, with its principal office and place of business located in Roslyn, New York

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a parcel of land in the First (formerly the Eighth) Civil District, Nashville, Davidson County, Tennessee, lying on the south side of Charlotte Pike between Lellyett Street and White Bridge Road, more particularly described as follows: Beginning at a point in the south margin of Charlotte Pike, being the northwest corner of West Nashville Heights Church of Christ, as recorded in Book 3254, page 243, and Book 2544, page 28, Register's Office for said County; thence, with the church property, S 09° 52' E, 153.89 feet to a point; thence, N 82° 04' 38" E, 83.10 feet to an iron pin; thence, S 06° 04' E, 181.45 feet to a point; thence, leaving said church property, N 67° 53' W, with property of Mizell, Morris and Leftwich, 224.54 feet to a point; thence, N 06° 04' W, 218.28 feet to a point in the south margin of Charlotte Pike; thence, with said Pike, N 75° 45' E, 70.02 feet to a point; thence, S 14° 15' E, 7.00 feet to a point; thence, N 75° 45' E, 34.76 feet to the point of beginning, containing 0.95 acre, more or less.

Being part of the same property vested in Robert B. Brown, Jr., Geraldine C. Brown, and Martha B. Dillingham, by deed from John M. Branham and wife, Laura Branham to Robert Blackman Brown and wife, Lucye Brown, of record in Book 628, page 316, Register's Office for said County, the said Robert Blackman Brown and wife, Lucye Brown having since deceased and leaving Robert B. Brown, Jr., Geraldine C. Brown, and Martha B. Dillingham as their only heirs.

unimproved ( )
This is improved (X) property, known as 5809 (House Number) Charlotte Pike (Street) Nashville (P. O. Address) Tenn. (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9TH day of APRIL, 19 73

Robert B. Brown, Jr.

Robert B. Brown, Jr.

Martha B. Dillingham

Martha B. Dillingham

Geraldine C. Brown

Geraldine C. Brown

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert B. Brown, Jr. the bargainor _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 1979

Commission Expires: 7-18-82

_____
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Robert B. Brown, Jr., Geraldine C. Brown, and Martha B. Dillingham

TO

Kimco Properties Nashville, Inc., a Tennessee corporation

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 77,000.00

Subscribed and sworn to before me this 9th day of April, 1979

My Commission Expires: 10/18/81

Judy McClure
Notary Public

4651 04/09 206.70- CHECK

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Geraldine C. Brown, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH day of April, 1979.

_____
Notary Public

My Commission Expires: 7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Martha B. Dillingham, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9TH day of April, 1979.

_____
Notary Public

My Commission Expires: 7-18-82

F.2 3 0 3 9

IDENTIF. REFERENCE

APR 9 2 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5418 PAGE 490

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77000.00- CO	
			200.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	206.70-
4651	A	04/09/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 230399

T
IDENTIF. REFERENCE

APR 9 2 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 676053