PREPARED BY:
Kim A. Roberts, Atty
P.O. Box 2236
Wichita, Kansas 67201

WARRANTY DEED

BOOK 5693 PAGE 810

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable considerations as hereinafter recited, receipt of all of which is hereby acknowledged, ABKO PROPERTIES, INC., a Delaware Corporation, formerly known as Chrysler Realty Corporation, has this day bargained and sold and does hereby transfer and convey unto C. MICHAEL NORTON, Trustee, his successors and assigns, certain real property in Davidson County, Tennessee, as follows:

TRACT NO. 1:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the southerly part of Lot No. 3 lying west of the Gallatin Pike on the Plan of lands of N. C. Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, and Lot No. 1 on the Map of Hayesboro Subdivision, as of record in Book 421, Page 59, Register's Office for said County, described according to a survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 29, 1968, as follows:

> Beginning at an iron pin on the east margin of the Louisville and Nashville Railroad right of way that is N. 21 degrees 42 minutes 25 seconds E. a distance of 363.85 feet from the north margin of the National Cemetery; thence with said Railroad right of way, N. 21 degrees 42 minutes 25 seconds E. a distance of 276.90 feet to an iron pin; thence S. 70 degrees 59 minutes 15 seconds E. a distance of 572.84 feet to an iron pin on the west margin of Gallatin Pike; thence in a southerly direction with a 1929.9' radius curve to the left a distance of 270.14 feet to an iron pin; thence N. 71 degrees 39 minutes 10 seconds W. a distance of 588.67 feet to the point of beginning and containing 157,817 square feet or 3.62 acres, more or less.

TRACT NO. 2:

Land in the 4th Councilmanic District of Davidson County, Tennessee, being the southwesterly part of Lot No. 3, being west of Gallatin Pike, on the plan of lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176 of the County Court of said County and described as follows:

> Beginning at an iron pin located in the intersection of northern right of way margin of a proposed street and the eastern right of way margin of the Louisville and Nashville Railroad; thence with eastern right of way margin of said railroad N. 18 degrees 05 minutes 25 seconds E. 211.11 feet to an iron pin in the southwest corner of the W. R. Dunn property; thence along the southern property line of said property S. 75 degrees 13 minutes 05 seconds E. 183.23 feet to a rock corner stone; thence S. 18 degrees 24 minutes 54 seconds W. 169.76 feet to a rock corner stone in the northern right of way margin of a proposed street; thence with right of way of said street N. 87 degrees 50 minutes W. 189.22 feet to the point of beginning, said tract containing 0.80 acres.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
C. Michael Norton, Trustee	SAME AS NEW OWNER	51-11-68
10th Floor United American Bank Bldg.		51-11-69
Nashville, Tennessee 37219		51-11-72 1a

4530 2352.00- CHECK

TRACT NO. 3:

An easement for ingress and egress to the property to the North of Tracts I and II as follows:

> Beginning with a rock corner stone located in the northeast corner of the above described property; thence S 18 degrees 24 minutes 54 seconds W. 10.03 feet to an iron pin; thence S. 75 degrees 13 minutes 05 seconds E. 422.83 feet to a R. R. spike in the western right of way margin of Gallatin Pike; thence along said right of way with a curve to the right having a radius of 1937.7 feet and a distance of 10.0 feet to a R. R. spike; thence leaving said right of way N. 75 degrees 13 minutes 05 seconds W. 421.01 feet to the point of beginning.

Being the same property conveyed to ABKO Properties, Inc., a Delaware corporation (formerly known as Chrysler Realty Corporation) by deeds of record in Book 4297, Page 547 and Book 4783, page 653, Register's Office of Davidson County, Tennessee.

The consideration for this conveyance is $900,000 to be paid by the said C. Michael Norton, Trustee, by assuming the mortgage presently in the name of ABKO Properties, Inc. on said property being Fidelity Federal Savings & Loan Association #74007-6, and the release of ABKO Properties, Inc. and the substitution of C. Michael Norton, Trustee, as mortgagor and maker of said note. The balance of the consideration shall be the difference between the amount of the mortgage at the date of assumption and $900,000.00.

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer is $ 900,000.00 .

Sworn to and subscribed before me, this the 22nd day of December, 1980.

NOTARY PUBLIC

My commission expires:

Oct 17 1982

This is improved property known as _____ Gallatin Road, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to the said C. Michael Norton, Trustee, his successors and assigns, seller covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and the same is uncumbered excepting for 1980 Metropolitan Government, Davidson County, Tennessee, ad valorem taxes which have been prorated and assumed by C. Michael Norton, Trustee, the mortgage in favor of Fidelity Federal Savings & Loan Association which is being assumed by the purchaser, C. Michael Norton, Trustee, known as their interest loan number 74007-6, any interest or right claimed by third parties arising out of the existence of an 8" water or sewer line not a part of the real property described above as shown by the survey of A & A Engineer, Inc., dated August 2, 1980 and the effect of the L & N Railroad

right of way lying within the property hereby conveyed. Seller, ABKO Properties, Inc., further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said real estate to the said C. Michael Norton, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

The said C. Michael Norton, Trustee, by joining in this deed expressly agrees that, in consideration of Fidelity Federal Savings & Loan Association releasing ABKO Properties, Inc., and permitting him to assume the mortgage as above set forth, he will pay interest on the said mortgage number 74007-6 at 13% per annum, plus one and one-half (1½) points at the time of execution of this instrument; and the said Fidelity Federal Savings & Loan Association joins in this instrument for the sole purpose of agreeing that ABKO Properties, Inc. is released from said mortgage note and that the said C. Michael Norton, Trustee, assumes the mortgage on the said property as above recited under the conditions above recited.

WITNESS our hands this the 17th day of December, 1980, the corporate parties, if any, having caused their names to be signed by the duly authorized officers on said date.

ATTEST:

C. J. Nelson
Assistant Secretary

ABKO PROPERTIES, INC.

BY: _____
JOHN E. SCHIPPEL
Vice President

C. Michael Norton, Trustee
C. MICHAEL NORTON, Trustee

ATTEST:

Joe E. Worthen

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

BY: Larry W. Marlow

ITS: Assistant Vice-President

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Before me, Rosemary G. Devrones, a Notary Public of the State and County aforesaid, personally appeared John E. Schippel, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of ABKO Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Wichita, Sedgwick County, Kansas, this the 17th day of December, 1980.

Rosemary G. Devrones
NOTARY PUBLIC

My commission expires:

May 14, 1984

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STATE OF TENNESSEE:
: SS.
COUNTY OF DAVIDSON:

Personally appeared before me, [signature], a Notary Public in and for said county and state, C. MICHAEL NORTON, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1980.

[signature]
NOTARY PUBLIC

My commission expires:

Oct 12, 1982

STATE OF TENNESSEE :
: SS:
COUNTY OF DAVIDSON :

Before me, the undersigned authority, a Notary Public, of the state and county aforesaid, personally appeared Larry W. Marlow, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Assistant Vice-President of FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, the within named bargainor, a corporation, and that he as such Assistant Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 23rd day of December, 1980.

[signature]
NOTARY PUBLIC

My commission expires:

1/22/84

G2311.64

IDENTIF. REFERENCE

Dec 23 1 09 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____ BOOK 5693 PAGE 814

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			900000.00- CO	
			2340.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2352.50-	
			1930A12/23/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.3 1-6 4

IDENTIF. REFERENCE

DEC 23 1 09 PM '80

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

No. 799140