ADDRESS OF NEW OWNER:
WARDS COMPANY, INC.
2040 Thalbro Street
Richmond, VA 23230

SEND TAX BILLS TO:
SAME

MAP 91-14
PAR 84
(part of)

SPECIAL WARRANTY DEED BOOK 6089 PAGE 560

THIS INDENTURE, made and entered into this 30th day of June, 1983, by and between Gromarco Inc., a corporation organized and existing under and by virtue of the laws of the State of Ohio, party of the first part, and Wards Company, Inc., a Virginia 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 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:

Beginning at an iron pin in the northerly margin of Charlotte Pike, said point being THE TRUE POINT OF BEGINNING and the Southeast corner of the West Nashville Heights Subdivision as shown in Book 332, page 127, Recorder's Office for said county; thence North 5° 36' West 367 feet to an iron pin in the Southerly margin of O'Brien Street; thence with the Southerly margin of O'Brien Street North 63° 10' East 54.49 feet to a point; thence continuing along said margin as it curves to the Northeast (Radius 266.5 feet) 93.03 feet to a point; thence continuing with the Southerly line of O'Brien Street North 85°

15' East 218.4 feet to an iron pin; thence South 5° 05' East 317.6 feet to an iron pin in the Northerly line of Charlotte Pike; thence along the Northerly line of Charlotte Pike South 70° 27' West 101.3 feet; thence continuing along such Northerly line of Charlotte Pike around a curve to the Southwest (Radius 4411.0 feet) 265.3 feet to THE TRUE POINT OF BEGINNING.

Being the same properties conveyed to Gromarco Inc. by deed dated November 26, 1962, from The Kroger Co., an Ohio corporation, recorded in Book 3466, Page 344, Recorder's Office, Davidson County, Tennessee.

This tract is a portion of a tract known as 5710 and 5712 Charlotte Avenue , Nashville, Tennessee 37209.

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 party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee simple 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; provided that the covenants and warranties contained herein are subject to the Permitted Title Exceptions set forth in Exhibit A attached hereto

and made a part hereof.

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:

GROMARCO INC.

James J. Kelly
Assistant Secretary

BY: George A. Leonard
George A. Leonard
President

STATE OF OHIO)
)SS:
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared George A. Leonard with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Gromarco Inc., with the within named bargainor, a corporation, and James J. Kelly with whom I am personally acquainted and who, upon oath, acknowledged himself to be an Assistant Secretary of said corporation, the within named bargainor, a corporation, and that they as such President and Assistant Secretary, respectively, 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 President and Assistant Secretary, respectively.

WITNESS my hand and official Seal at office this 30th day of June, 1983.

DEBORAH J. KROGER
Notary Public, State of Ohio
My Commission Expires Dec. 26, 1987

Deborah J. Kroger
Notary Public

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 $730,000.00, 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 5th day of July, 1983.

Deborah J. Kroger
Notary Public

DEBORAH J. KROGER
Notary Public, State of Ohio
My Commission Expires Dec. 26, 1987

This deed prepared by Frederick Wm. Kindel, Esq.
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45201

OFFICIAL RECEIPT

EXHIBIT A BOOK 6089 PAGE 564

"PERMITTED TITLE EXCEPTIONS"

1. Restrictive covenants and deeds of record in Book 3097, Page 397, Register's Office for Davidson County, Tennessee.

2. Resubdivision Plat recorded June 21, 1974, in Book 4715, Page 121, of the Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement recorded in Book 3965, Page 848, of the Register's Office for Davidson County, Tennessee.

4. All building set back lines and all rights of way.

5. The rights under the month-to-month tenancy by and between The Kroger Co. and Yarbrough Supply, Inc., incorporating the provisions of that certain lease, except as to term, dated November 27, 1973, by and between same.

6. The rights under the month-to-month tenancy by and between The Kroger Co. and Harold C. Caudle, incorporating the provisions of that certain lease, except as to term, dated June 8, 1981, by and between same.

7. All easements, restrictions, covenants and conditions of record, and taxes for 1983 and subsequent years.

RUSH

IDENTIF. REFERENCE

JUL 6 2 55 PM '83

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

H 5 8 4 5 4

[illegible] 90/70

8082

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6089 PAGE 565

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			730000.00- CO	
			1898.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1913.50-	
9608A07/06/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H58454

IDENTIF. REFERENCE

JUL 6 2 55 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 961411