BOOK 35

BGRE00004 06/05/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American National
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
The Kroger Co. Tax Dept. 1014 Vine Street Cincinnati, OH 45202	Same	142-267

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, I, Michael H. Clark ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto The Kroger Co., an Ohio corporation ("Grantee"), its successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying south of U.S. Highway 70 S, and east of Old Hickory Boulevard, and further being Lot 1 of the Plan of Bellevue Valley Plaza as of record in Book 6250, page 271, R.O.D.C., Tenn.;

Beginning at a concrete monument in the south margin of U.S. Highway 70 S, said monument being located 153.19 feet easterly from the centerline of Old Hickory Boulevard;

Thence, N 64° 47' E, 200.58 feet to the northwest corner of Lot 2 as shown on said Plan;

Thence, with the westerly line of said Lot 2, S 25° 13' E, 413.00 feet;

Thence, S 64° 47' W, 18.00 feet;

Thence, S 25° 13' E, 310.32 feet to a point in the north line of Reserved Parcel No. 1 as shown on said Plan;

Thence, with the north line of said Reserved Parcel No. 1, S 64° 47' W, 169.02 feet;

Thence, S 85° 45' W, 137.00 feet;

Thence, N 86° 15' W, 201.40 feet to a point in the east margin of Old Hickory Boulevard;

Thence, with Old Hickory Boulevard, N 02° 40' E, 43.95 feet;

Thence, leaving Old Hickory Boulevard, S 85° 07' E, 217.25 feet with the south line of Lot 3 as shown on said Plan;

Thence, N 25° 13' W, 234.00 feet;

31.66

Thence, S 64° 47' W, 124.36 feet to a point in the east line of Old Hickory Boulevard;

Thence, with the east margin of Old Hickory Boulevard, along a curve to the left, having a central angle of 21° 06' 04", a radius of 1061.66 feet; 390.99 feet to a concrete monument;

Thence, N 22° 11' W, 12.78 feet to a concrete monument;

Thence, with a curve to the right, having a central angle of 88° 41' 53", a radius of 25.00 feet, 38.70 feet to a concrete monument in the south margin of U.S. Highway 70 S;

Thence, with said Highway along a curve to the left having a central angle of 01° 43' 47", a radius of 2940.00 feet, 88.75 feet to the point of beginning.

Containing 5.34 acres, more or less.

Being part of the same property conveyed to Grantor by deed from Richard H. Sullivan, Jr. and wife, Virginia T. Sullivan, of record in Book 6409, page 863 said Register's Office; by deed from Charles Edwin Rust and wife, Mildred S. Rust, of record in Book 6409, page 459 said Register's Office; and by deed from Third National Bank in Nashville of record in Book 6447, page 274, said Register's Office.

Said property is unencumbered except as follows:

1. Taxes for 1985, a lien, but not yet due and payable.

2. Easement for sanitary sewers of record in Book 4774, page 517, said Register's Office, as shown on the Plan described in Item 4 below.

3. Easement for sanitary sewers of record in Book 4774, page 520, said Register's Office, as shown on the Plan described in Item 4 below.

4. Matters shown on the Plan of Bellevue Valley Plaza of record in Book 6250, page 271, said Register's Office.

5. Declaration of Easements and Restrictions of record in Book 6457, page 802, said Register's Office, as amended by Amendment to Declaration of Easements and Restrictions of record in Book 6577, page 224, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6445, page 124, said Register's Office.

Teresa F. Clark, wife of Michael H. Clark, executes this instrument for the purpose of acknowleging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by reason of her marriage to Grantor, and hereby quitclaims and conveys to Grantee any interest she may have in the property described herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise

Witness Grantor's hand this ~~10th~~ 5th day of ~~May~~ June, 1985.

Michael H. Clark

Teresa F. Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,701,000.00.

Affiant

Sworn to and subscribed before me this ~~10th~~ 5th day of ~~May~~ June, 1985.

Notary Public

My Commission Expires:

April 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Michael H. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~10th~~ 5th day of ~~May~~ June, 1985.

Notary Public

My Commission Expires:

April 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Teresa F. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~10th~~ 5th day of ~~May~~ June, 1985.

Eugenia Haynes
Notary Public

EUGENIA HAYNES NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

April 17, 1988

J. I. I 3. 0 5

IDENTIF. REFERENCE

JUN 7 3 53 PM '85

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6577 PAGE 237

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
	CO.	1.201.000-00		
			4422.60 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 4435.10-	
			6066A06/07/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. I 3: 0 5

IDENTIF. REFERENCE

JUN 7 3 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142540