BOOK 5770 PAGE 811

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

By: Margaret D Sartor
Affiant The Kroger Co.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1985

Notary Public ANSA F. WINKELBERG
Notary Public, State of Ohio
My Commission Expires Oct. 11, 1987

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE OF MIDDLE TENNESSEE, INC. 111 Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE KROGER CO. (NAME)	Same (NAME)	135-16-A
1014 Vine Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12
Cincinnati, OH 45201 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2D-53602

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, JOHN A. WINKLER and wife, TERESA A. WINKLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE KROGER CO., AN OHIO CORPORATION WITH OFFICES AT 1014 VINE STREET, CINCINNATI, OH 45201

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 Lot No. 28 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, Pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Winkler and wife, Teresa A. Winkler by deed from James R. Richards, Jr. and wife, Jane F. Richards of record in Book 6626, Page 218, Register's Office for Davidson County, Tennessee.

RUSH

7.18.43

IDENTIFICATION REFERENCE

JAN 27 3 19 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 908 Flintlock Place (House Number) (Street) Nashville (P.O. Address) (City or Town) 37217 (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 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 hand s this 23RD day of December, 1985

X John A. Winkler
JOHN A. WINKLER

X Teresa A. Winkler
TERESA A. WINKLER

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STATE OF ~~TENNESSEE~~ Ohio }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN A. WINKLER et ux TERESA A. WINKLER

the bargainor S, 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~~ Cincinnati, ~~Tennessee~~ Ohio, this 23rd day of December 1985

Commmission expires ~~My Commission Expires Oct. 11, 1987~~ Notary Public, State of Ohio April 1, 1987

Ann F. Wangerberg
Notary Public

SEAL

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 purposes 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 the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.

One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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

RECEIVED OF _____

FOR _____

BOOK S770 PAGE 813

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
			1:700 .00-	CAMT.
			304.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	310.70-
9504A01/27/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 8 4 3

IDENTIFICATION REFERENCE

JAN 27 3 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214177