160 - 12
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OWNER & TAX BILLS: MR/MRS Douglas Olsen
5712 Spring House Way
Brentwood TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of May, 1986, by and between THE KROGER CO., a corporation organized and existing under and by virtue of the laws of the State of Ohio, party of the first part, and Douglas O. Olsen and wife, Kathleen R. Olsen, 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:

> Land in Davidson County, Tennessee, being Lot No. 209, on the Plan of Hearthstone, Phase 4, of record in Book 5200, pages 547 and 548, Register's Office for Davidson County, Tennessee, and amended in Book 6096, page 753, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same premises conveyed to The Kroger Co. by deed from Robert L. Shafer and Ruth E. Shafer, dated November 20, 1984, recorded December 7, 1984, in Book 6442, Page 237, Register's Office for Davidson County, Tennessee.
>
> Subject to liens, covenants, easements, reservations, and restrictions of record and taxes for the year 1986 and all subsequent years.

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, their heirs 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 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.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

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: THE KROGER CO.

Assistant Secretary

BY: Arthur Juergens
Senior Vice President

BY: George A. Leonard
Vice President

5-2-86
013

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Arthur Juergens and George A. Leonard, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Vice Presidents of The Kroger Co., the within named bargainor, a corporation, and that they as such Vice Presidents, 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 Vice Presidents.

WITNESS my hand and Official Seal at office this 2nd day of May, 1986.

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 $190,000.00, which amount is equal

to or greater than the amount which the property transferred would command at a fair and voluntary sale.

5-2-86
CB

Affiant

Subscribed and sworn to before me this 2nd day of May, 1986.

Notary Public

This deed prepared by Thomas P. O'Brien, Jr.
Attorney-at-Law

TOB/dk
0502-1

of Ohio
My Commission Expires May 25, 1987

0 1 4 9 1

IDENTIFICATION REFERENCE

MAY 16 1 03 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 89

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

190000.00- CAMT.
494.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 503.50-
4930A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01491

IDENTIFICATION REFERENCE

MAY 16 1 03 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 248733