Send Tax Bills To: FOSTER MORTGAGE CORP.
6000 WESTERN PLACE
FT. WORTH, TX 76107

WARRANTY DEED

BOOK 6861 PAGE 184

THIS INDENTURE, made and entered into this 22nd day of April, 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 Martin D. Steele and Julia H. Steele, 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:

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 premises conveyed to The Kroger Co. by deed from John A. Winkler and Teresa A. Winkler, dated December 23, 1985 , recorded in Book 6770, Page 811 , Register's No. , in the 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: Walter E. Dryden
Group Vice President

BY: George A. Leonard
Vice President

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Walter Dryden 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 22nd day of April, 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 $117,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

George L. Kennedy
Affiant

Subscribed and sworn to before me this 22nd day of April, 1986.

Deborah J. Kruger
Notary Public

This deed prepared by Thomas P. O'Brien, Jr.
Attorney-at-Law
1014 VINE STREET
CINCINNATI, OH 45201

TOB/dk
0422-3

Address of new owner: 908 Flintonlock Place
Nashville, TN 37217

Map and Parcels
135-16-0 a012.00CO/2DS3602

02088

IDENTIFICATION REFERENCE

MAY 19 2 26 PM '86

FELIX Z. WILSON CLERK AND MASTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			117000.00- CAMT.	
			304.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 313.70-	
5567A	05/19/86	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02088

IDENTIFICATION REFERENCE

MAY 19 2 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249359