Map 93 5
Par 177, 178
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0618/CL
0545R
295620-131-024
116173 Nashville, TN
406 Gallatin

Fee
4 Q

BOOK 6929 PAGE 953

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of July, 1986, by and between THE FIRESTONE TIRE & RUBBER COMPANY, an Ohio corporation having an address at 1200 Firestone Parkway, Akron, Ohio 44037, (the "Grantor") and FIRESTONE REAL ESTATE LEASING COMPANY, an Ohio corporation having an address c/o CT Corporation System, 815 Superior Avenue, Northeast, Cleveland, Ohio 44114, (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being part of Lots Nos. 1, 2 and 3 on the Map of Con O'Donnell's Addition to East Nashville, not of record and part of Lot No. 1 on the Map of Con O'Donnell's Addition to East Nashville, as of record in Plan Book 2, page 37, Chancery Court at Nashville, and part of Alley No. 1007 as closed and abandoned by Bill No. 64-411 of the Metropolitan County Council, and described together as follow:

BEGINNING at a point in the southwest intersection of Gallatin Pike or Avenue, and Mansfield Street; thence with the margin of said Gallatin Pike or Avenue, as widened, South 15°07' West 150 feet to a point, being the southeast corner of Lot 3 on said plan; thence with the line of Lot 3, North 87°00' West 158.4 feet to a point in the easterly margin of said Alley No. 1007, thence with the margin of the same, North 15°07' East 17.3 feet to a point where the east line of Alley No. 1007 was abandoned and a new alley created by the above referred to Bill No. 64-411; thence along the easterly line of said new alley, North 1°57' East 129.7 feet to a point in the south margin of Mansfield Street; thence with the margin of the same, South 87°00' East 188.6 feet to the point of beginning.

TRACT II: Being part of Lot No. 1 on the Map of Con O'Donnell's Addition to East Nashville, as of record in Plan Book 2, page 37, Chancery Court at Nashville, described as follows:

BEGINNING at a point in the south margin of Mansfield Street, at the intersection of the west line of a new alley that was created by Bill No. 64-411, of the Metropolitan County

25061

IDENTIFICATION REFERENCE

Jul 28 8 59 AM '86

FELIX Z. WILSON TY REGISTER
DAVIDSON COUNTY, TN

Council, said point being 200.6 feet west as measured along the south margin of Mansfield Street from an iron pin in the west intersection of Gallatin Avenue or Pike; thence along the west margin of said new alley as created in said new Bill, South 1°57' West 128.6 feet to a point where the west line of said new alley as created intersects the old alley as abandoned in said Bill, and continuing with the westerly margin of said old alley, South 15°07' West 52.7 feet to a turn in said alley; thence North 87°00' West along the north margin of said alley, 20 feet to a point; thence leaving said alley, North 1°57' East 180.2 feet to a point in the south margin of Mansfield Street; thence with the margin of said Street, South 87°00' East 32 feet to the point of beginning.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee 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 except for: (a) taxes and assessments, both general and special, which are a lien but are not due and payable as of the date of the execution and delivery of this instrument; (b) any zoning and building laws; (c) easements, conditions, covenants, and restrictions of record; and (d) such matters, including but not limited to the rights of any party or parties in possession of all or any portion or portions of the above-described premises, as would be revealed by an accurate survey and physical inspection of said premises; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons, subject to the foregoing exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered, and has caused its corporate seal to be affixed hereunto, by its duly-authorized officers this 23rd day of July, 1986.

Signed and acknowledged
in the presence of:

(as to both signatories)

THE FIRESTONE TIRE & RUBBER COMPANY

By: Randall H. Luke
Randall D. Luke, Secretary

And:
Suzanne Palmer, Manager
Domestic Finance

(Affix corporate seal)

State of New York)
) SS:
County of New York)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Randall D. Luke and Suzanne Palmer to me personally known and who, upon oath, acknowledged that their respective places of residence are 13515 Shaker Boulevard, Cleveland, Ohio 44120, and 137 Old North Road, Northfield, Ohio 44067, and further acknowledged themselves to be the Secretary and Manager-Domestic Finance, respectively, of The Firestone Tire & Rubber Company, an Ohio corporation and the party on behalf of which the foregoing instrument was executed, and further acknowledged that, in their respective capacities indicated above, and being authorized to do so, they did execute the foregoing instrument for the purposes set forth therein by signing on behalf of The Firestone Tire & Rubber Company, and that the same was their own free act and deed individually and in the respective capacities indicated above, and the free act and deed of The Firestone Tire & Rubber Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at New York, New York, this 23 day of July, 1986.

Mary Anne A. Costello
Notary Public

My Commission:

MARY ANNE A. COSTELLO
Notary Public, State of New York
No. 31-4884240
Qualified in Queens County
Commission Expires [illegible]

This instrument prepared by
and when recorded return to:

William K. Smith, Esq.
Jones, Day, Reavis & Pogue
1700 Huntington Building
Cleveland, Ohio 44115

(FOR RECORDING DATA ONLY)

Property address _____

Mail tax bills to:
Firestone Real Estate Leasing Company
c/o CT Corporation System
815 Superior Avenue, Northeast
Cleveland, Ohio 44114

This instrument prepared by:

William K. Smith, Esq.
Jones, Day, Reavis & Pogue
1700 Huntington Building
Cleveland, Ohio 44115

State tax	$	
Registrar's Fee	$	
Recording fee	$	.50
Total	$	4.00

T.G. #

Return to:

I, or we, 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 $280,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lois A. Moore
Affiant

Subscribed and sworn to before me this 28th day of July, 1986.

W. W. Wiseman
~~Notary Public~~

Mag-Rec

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

RECEIVED OF _____

FOR _____

BOOK 6929 PAGE 960

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
			280000.00- CAPT.	
			784.00 CSTAX	
			.50 PRFT	
			12.00 MOR D	
			CHECK	796.50-
2516A	07/28/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25061

IDENTIFICATION REFERENCE

Jul 28 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275776