file Box 39

IS 120590
Map 14-03
Nashville, Tennessee

BOOK 7086 PAGE 606

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of December, 1986, by and between The Kroger Co., an Ohio corporation of 1014 Vine Street, Cincinnati, Ohio 45201, (hereinafter called "Grantor"), and Anthony R. Licata (or any successor trustee) as trustee of Kroger/Cargill Remainderman Trust (hereinafter called "Remainderman"):

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Remainderman the Real Estate described on attached Schedule A.

> Being the identical property conveyed to The Kroger Co. by deeds of record in Book 4245 Page 236; Book 4262 Page 854; Book 4262 Page 856; Book 4262 Page 869; Book 4262 Page 871; Book 4262 Page 873; Book 4262 Page 875; Book 4262 Page 877; Book 4262 Page 879; and Book 6669 Pages 628-653 in the Register's Office for Davidson County.
>
> Subject to easements, encumbrances, reservations and restrictions of record, and to taxes and assessments for 1986 and subsequent years.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto Remainderman, and its successors and assigns, forever; subject to an estate for years in said Land to and including midnight, December 22, 2011 (the "Estate for Years"), and except all buildings, structures and other improvements on the Land, and all machinery, equipment, fixtures and personal property located therein or thereon. It is the intent of Grantor

by virtue of this instrument to reserve an Estate for Years in the Land in Grantor and to create a remainder fee interest in the Land in Remainderman. And the said The Kroger Co., Grantor, for itself and for its successors, hereby Covenants with the said Remainderman and that said Grantor will WARRANT AND DEFEND said Land, subject to the Estate for Years, with the appurtenances thereunto belonging to said Remainderman, its successors and assigns forever, against all lawful claims and demands by, through or under Grantor, but not otherwise.

Nashville, Tennessee
Warranty Deed

BOOK 7086 PAGE 603

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 23rd day of December, 1986.

SIGNED, sealed and delivered in the presence of:

THE KROGER CO.
A Corporation
By:

Witness

W. J. Sinkula
Vice President

ATTEST:

Witness

Norma Skoog
Assistant Secretary

(Seal)

Nashville, Tennessee
Warranty Deed

STATE OF OHIO)
)
COUNTY OF HAMILTON)

BOOK 7086 PAGE 693

Before me, a Notary Public in and for the State and County aforesaid, personally appeared W. J. SINKULA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of The Kroger Co., the within named bargainor, an Ohio corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office, this 23rd day of December, 1986.

Deborah J. Kroger
NOTARY PUBLIC

My Commission Expires:

[Seal]

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, which ever is greater, is $59,196.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of December, 1986.

Deborah J. Kroger
Notary Public

(Seal)

This document prepared by: Bruce Mason, Esq.
Mayer, Brown & Platt
231 South LaSalle Street
Chicago, Illinois 60604

BOOK 7086 PAGE 619

The owner of the property conveyed hereby is Anthony R. Licata as Trustee of Kroger/Cargill Remainderman Trust whose address is c/o Sidley and Austin, One First National Plaza, Chicago, Illinois 60603.

The mortgagees of the property conveyed hereby are Massachusetts Mutual Life Insurance Company and Massachusetts Pension Insurance Company, 1295 State Street, Springfield, Massachusetts, 01101.

Mail tax bills to Tax Department, The Kroger Co., 1014 Vine Street, Cincinnati, Ohio 45201.

This deed prepared by: Bruce Mason, Esq.
Mayer, Brown & Platt
231 South LaSalle Street
Chicago, Illinois 60604

SCHEDULE A

LEGAL DESCRIPTION

Nashville, Davidson County, Tennessee

A tract of land in the First Civil District of Davidson County, Tennessee, and being Lot 1 on the Subdivision Plat of Greenfield Plaza as recorded on June 20, 1986 in Book 6250, Page 968, R.O.D.C., and more particularly described as follows:

Beginning at a concrete monument at the southwest return of Greenfield Avenue, said monument being 17.13' east of the point of intersection of Gallatin Pike and Greenfield Avenue, and proceeding as follows:

1. With the southerly margin of Greenfield Avenue, said avenue having a right-of-way of 60.0', South 83°-15' East a distance of 541.31' to a concrete monument at the southwest return of Greenfield Avenue and Windsor Avenue (unimproved); thence,

2. Around a curve to the right, said curve having a radius of 25.0', a distance of 39.27' to a concrete monument at the northwest return of Windsor Avenue (unimproved); thence,

3. With the westerly margin of Windsor Avenue, said avenue having a right-of-way of 50.0', South 6°-45' West a distance of 304.66' to a concrete monument at the southwest return of said Windsor Avenue; thence,

4. Around a curve to the right, said curve having a radius of 25.0', a distance of 38.18' to a concrete monument at the northwest return of Shelton Avenue; thence,

5. With the northerly margin of Shelton Avenue, said avenue having a right-of-way of 60.0', North 85°-45' West a distance of 587.92' to an old iron pin at the southeast corner of the Richard E. Thoni property; thence,

6. With the easterly line of Thoni, North 26°-43' East a distance of 146.15' to a concrete monument at the northeast corner of Thoni property; thence,

7. With the northerly line of Thoni, North 84°-38' West a distance of 117.21' to a concrete monument at the northwest corner of Thoni, being the easterly margin of Gallatin Pike; thence,

8. With the easterly margin of Gallatin Pike, said pike having a right-of-way of 90.0', North 27°-55' East a distance of 246.57' to a concrete monument at the southeast return of Gallatin Pike and Greenfield Avenue; thence,

9. Around a curve to the right, said curve having a radius of 25.0', a distance of 30.03' to the point of beginning, containing 5.174 acres, more or less, or 225,394 sq. ft.

Being the same property conveyed to The Kroger Co., an Ohio corporation, by deeds of record in Book 4245, page 236; Book 4262, page 854; Book 4262, page 856; Book 4262, page 869; Book 4262, page 871; Book 4262, page 873; Book 4262, page 875; Book 4262, page 877; Book 4262, page 879; and Book 6669, pages 628 through 653, Register's Office for Davidson County, Tennessee.

Being the same property in which an estate for years in said land to and including midnight, December 22, 2011 and all buildings, structures and other improvements on the land were conveyed to Cargill Leasing Corporation, a Delaware corporation by Conveyance dated as of December 23, 1986, and recorded in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7086 PAGE 613

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

59126.00- CAMT.
165.76 CSTAX
.50 PRFEE
21.00 MOSTAX
CHECK 187.26-
2574A12/30/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 8 9 2

IDENTIFICATION REFERENCE

Dec 30 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28251