Name & Address Of New Owner:
Life Investors Insurance Company
of America
4333 Edgewood Dr. N. W.
Cedar Rapids, Iowa 52499

Send Tax Bills To:
Life Investors Realty Co.
4333 Edgewood Dr. N. W.
Cedar Rapids, Iowa 52499

Map 133-15
Parcel 145

(1)

WARRANTY DEED

BOOK 7302 PAGE 457

THIS INDENTURE, made and entered into this 1ST day of June, 1987, 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 Life Investors Insurance Company of America, an Iowa corporation, 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 consideration, 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, and more particularly described on attached Exhibit A.

Being the same property conveyed to The Kroger Co. by deed September 2nd, 1983 of record in Deed Book 6129, Page 518, Register's Office for Davidson County, Tennessee.

Subject to those matters shown on attached Exhibit B.

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, its successors 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:

Assistant Secretary

THE KROGER CO.

BY: Walter R. Dryden
Senior 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 appear WALTER R. 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 19TH day of JUNE, 1987.

Brenda R. Andes
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 $8,474,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

George A. Leonard
Affiant

BRENDA R. ANDES
Notary Public, State of Ohio
My Commission Expires June 19, 1988

BOOK 7302 PAGE 459

Subscribed and sworn to before me this 1st day of JUNE, 1987.

Brenda R. Andes
Notary Public

NOTARIAL SEAL

BRENDA R. ANDES
Notary Public, State of O...
My Commission Expires June 19, 1...

This deed prepared by Thomas P. O'Brien, Jr.
Attorney-at-Law
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45201

TOB/ms
0601-7

BEING a tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Tract No. 4 of "Elysian Plaza" as recorded in Plat Book 6900, page 370, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located in the westerly right-of-way margin of Nolensville Pike, said iron pin being located South 40° 53' 23" East a distance of 394.26 feet along Nolensville Pike's westerly right-of-way margin from said margin's intersection with the southerly right-of-way margin of Elysian Fields Road; thence, following the westerly right-of-way margin of Nolensville Pike, South 40° 53' 23" East a distance of 140.95 feet to an iron pin; thence, following a curve to the right having a central angle of 12° 49' 38", a radius of 1,977.14 feet for an arc distance of 442.63 feet to a point, said point being the northeasterly corner of Tract No. 1 of the aforementioned "Elysian Plaza"; thence, leaving the margin of Nolensville Pike and the following boundary of Tract No. 1 of "Elysian Plaza", South 68° 19' 27" West a distance of 186.16 feet; thence, South 49° 58' 12" West a distance of 19.05 feet; thence, South 20° 52' 49" East a distance of 168.00 feet to a point in the northerly boundary of the R. C. Wallace property, said point is also the southwest corner of the aforementioned "Elysian Plaza's" Tract No. 1; thence, following the northerly boundary of R. C. Wallace property and Welshwood Park property South 71° 38' 34" West a distance of 182.47 feet to a point; thence, following a curve to the left having a central angle of 0° 45' 48", a radius of 2,855.80 feet for an arc distance of 38.05 feet to an iron pin; thence, South 71° 38' 34" West a distance of 304.48 feet to an iron pin; thence, North 83° 02' 40" West a distance of 287.89 feet to an iron pin located in the easterly boundary of Elysian Park Subdivision as recorded in Plat Book 2331, page 32, Register's Office for Davidson County, Tennessee; thence, following said boundary North 7° 47' 24" East a distance of 335.06 feet to an iron pin; thence, North 9° 52' 15" East a distance of 206.40 feet to a concrete monument; thence, following the southerly boundary of the South Central Bell property, North 45° 39' 04" East a distance of 102.29 feet to a monument; thence, North 49° 49' 58" East a distance of 210.01 feet to an iron pin; thence, following the H. G. Hill property South 32° 42' 02" East a distance of 114.20 feet to an iron pin; thence, North 54° 15' 58" East a distance of 156.60 feet to an iron pin; thence, North 33° 07' 58" East a distance of 45.70 feet to an iron pin; thence, North 48° 39' 01" East a distance of 23.65 feet to the point of beginning.

TRACT contains 474,987 square feet, or 10.90 acres, more or less.

INCLUDED in the above description of Tract No. 4, but EXCLUDED from said tract's area is Tract No. 2 of "Elysian Plaza" as recorded in Plat Book 5200, page 602, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point located within the boundary of Tract 4 of "Elysian Plaza", said point of beginning is located North 39° 11' 47" West a distance of 94.14 feet from the Northeast property corner of Tract 1, said property corner of Tract 1 is also the southeasterly most property corner of Tract 4 located on the western right-of-way margin of Nolensville Pike as recorded in "Elysian Plaza", Plat Book 5200, page 602, said Register's Office; thence, South 49° 06' 37" West a distance of 90.46 feet to a point; thence, South 68° 19' 27" West a distance of 90.00 feet to a point; thence, North 40° 53' 23" West a distance of 16.15 feet to a point; thence, North 49° 06' 37" East a distance of 183.06 feet to a point; thence, South 31° 26' 28" East a distance of 46.40 feet to the point of beginning.

TRACT contains 6,945 square feet, or 0.16 acres, more or less.

TOGETHER with rights, privileges, and easements appurtenant to the insured premises as set forth in that certain Declaration of Reciprocal Easements and Restrictions dated September 2, 1982, and recorded in Book 6129, page 163, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Kroger Co., an Ohio corporation, by deed of record in Book 6129, page 518, Register's Office for Davidson County, Tennessee.

EXHIBIT A

1. Sewer easement of record in Book 5366, page 451, said Register's Office.

2. The Plan of "Elysian Plaza" of record in Book 6900, page 370, said Register's Office, shows an Owner's Certificate, minimum building setback lines, public utility and drainage easements, joint private access easements and access ramps.

3. Rights of others as set forth in that certain Declaration of Reciprocal Easements and Restrictions dated September 2, 1983, and recorded in Book 6129, page 163, said Register's Office. This policy insures that the construction of access drives #1 and #2 shown in Section 1.1 of Article 1 of said declaration has been completed.

4. Easement granted Southern Bell Telephone and Telegraph Company by grant from A.P. Mays and wife, of record in Book 1298, page 488, said Register's Office

EXHIBIT B

47777

IDENTIFICATION REFERENCE

JUL 21

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

RECEIVED OF _____

FOR _____

BOOK 7302 PAGE 462

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

8,474,000.00 Conv Amt

23727.20 CSTAX
.50 PRFEE
15.00 MISC
CHECK 23742.70-
2192A07/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4777.

IDENTIFICATION REFERENCE

JUL 21 3 00 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106317