Box 35

This instrument prepared by:
Sears, Roebuck and Co.
Thomas B. Cahill, Esq.
Law Dept. 766
BSC #36-33
Sears Tower
Chicago, Illinois 60684

BOOK 8738 PAGE 727

LIMITED

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To:	Map Parcel Numbers
	Same As Owner	Map 51-08 Parcel 32 Map 51-11 Parcell 100
(Name)	(Name)	
Douglas B.Kays		
Street Address or Route Number	Street Address	
2239 Colby Avenue		
(City) (State) (Zip)	(City) (State) (Zip)	
Los Angeles, CA 90064		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged

Sears, Roebuck and Co. a New York corporation have this day bargained and sold, and do hereby transfer and convey unto the said Douglas B. Kays an individual the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 1 to 4 inclusive, part of Lots 5 and 6 on the Map of Charles U. Coggins & Sons First Addition to Montague of record in Book 547, page 75, Register's Office for said County, and part of Lot 4, and all of Lots 5 and 6 on the Map of Haysboro Subdivision of record in Book 421 page 59, Register's Office for said County, and described partly according to surveys of Barge, Waggoner and Sumner, Engineers, dated May 14, 1965 and May 19, 1965, as follows:

Beginning at a concrete monument at the intersection of the southerly margin of Due West Avenue with the westerly margin of Gallatin Pike (as widened and shown Tennessee Highway Department Plans entitled, F.A. Project N. R. H. 67-A Sheet No. 4); thence southerly 442.30 feet with said margin of Gallatin Pike; thence South 25 deg. 53' 43" West 679.17 feet to the northeast corner of the property conveyed to Arnold Realty Company, Inc., by deed in Book 4111, page 509, Register's Office for said County; thence with the northerly line as follows:

North 69 deg. 14' 02" West 190.27 feet; thence South 25 deg. 17' 18" West 11.03 feet to a point the dividing line of Lots 3 and 4 on the above referred Plan; thence with said line and continuing with the north line of the Arnold Realty Co., Inc., property North 69 deg. 14' 02" East 402.12 feet to the East right of way of the Louisville and Nashville Railroad; thence with said Railroad right of way North 21 deg. 42' 25" East 29.44 feet to a concrete monument; thence south 68 deg. 17' 35" East 15 feet to a concrete monument; thence North 21 deg. 42' 25" East 402.82 feet to a concrete monument; thence North 68 deg. 17' 35" west 15 feet to a concrete monument; thence North 21 deg. 42' 25" East 503.73 feet to a concrete monument in the south margin of Due West Avenue; thence with the margin of said Avenue, South 84 deg. 53' East 50 feet to a monument; the northwest corner of the property conveyed to H. G. Hill Realty Company, by deed of record in Book 4147, page 983, in said Register's Office; thence leaving said Avenue and along H. G. Hills Realty Company's west line as follows: South 25 deg. 53' 43" West 245.34 feet to a monument; thence South 21 deg. 42' 25" West 23.70 feet

to a monument, Hill's southwest corner; thence along their southerly line South 64 deg. 06' 17" East 329.78 feet to a monument, their southeast corner; thence along their easterly line North 25 deg. 53' 43" East 394.77 feet to a monument, the southerly margin of Due West Avenue; thence with the margin of said Avenue South 84 deg. 53' East 305.55 feet to the point of beginning.

Being the same property conveyed to Sears, Roebuck and Co., a Corporation, by deeds of record in Book 3894, page 260, in Book 3894, page 270, Book 3894, page 312, Book 4073, page 849 and in Book 4147, page 131, in said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Special Warranty Deed from Sears, Roebuck and Co., a New York corporation, of record in Book 4418, page 521, in said Register's Office, described as follows:

A strip or parcel of land in the 2nd Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lots 5 and 6 on the Map of Charles U. Coggin and Sons, First Addition to Montague, of record in Book 547, page 75, Register's Office for said County and described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project 66-M-45, Due West Avenue and described as follows:

TRACT NO. 3 as shown on said Survey:

Beginning at the Southwest intersection of the present margin of Due West Avenue and Gallatin Pike (as widened and shown on Tennessee Highway Department Plans entitled "F.A. Project, N.R.H. 67-A, sheet #4"); thence South 29 deg. 00' West 88.62 feet with the present Westerly margin of Gallatin Pike to the beginning of a curve that has a 44.00 foot radius; thence Northwesterly 85.24 feet around the arch of said curve to a point on the new relocated Southerly margin of Due West Avenue; thence North 84 deg. 53' West 241.76 feet along the new relocated Southerly margin of Due West Avenue, the same being parallel to and 30 feet from the centerline of said Avenue to a point; thence North 25 deg. 53' 43" East 24.66 feet along the Easterly property line of the property conveyed to H. G. Hill Realty Company, by deed of record in Book 4147, page 983, Register's Office for said County to a point. Said point being Hill's present Northeast corner; thence South 84 deg. 53' East 305.55 feet along the present Southerly margin of Due West Avenue to the point of beginning and containing 10,065 square feet, more or less.

TRACT NO. 5, as shown on said Survey:

Beginning at the Southeasterly intersection of the present margins of Due West Avenue and the L & N Railroad; thence South 84 deg. 53' East 50.0 feet along the present Southerly margin of Due West Avenue to a point at the present Northwest corner of the property conveyed to H. G. Hill Realty Company, by deed of record in Book 4147, page 983, Register's Office; thence South 25 deg. 53' 43" West 53.54 feet with Hill's property line to a point; thence North 84 deg. 53' West 45.93 feet to the Easterly right of way of the L & N Railroad; thence with the line of said Railroad right of way, North 21 deg. 42' 25" East 52.17 feet to the point of

STATE OF [illegible]
COUNTY OF [illegible] This actual consideration of value whichever is greater for this transfer is $2,100,000.00 Subscribed and sworn to before me this [illegible] day of [illegible], 19[illegible]

Affiant

My commission expires [illegible]

(Affix Seal) (Notary Public)

This is improved property, known as 1210 Gallatin Road Madison.

OFFICIAL SEAL
THOMAS B CAHILL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 13, 1995

beginning and containing 2,403 square feet, more or less.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantor his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as disclosed on Exhibit A.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of September, 19 92, the corporate party, having caused this name to be signed hereto by its duly authorized officers on said day and date.

Sears, Roebuck and Co.:

By: _____
Senior Executive Vice-President

APPROVED: TBC 0/766

ATTEST:

_____
Assistant Secretary

STATE OF ILLINOIS
COUNTY OF DuPage

Before me, Thomas B. Cahill, a Notary Public of the State and County aforesaid, personally appeared Alan B Stewart, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Sears Roebuck and Co the within named bargainor, a corporation, and that _____ he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Chicago, Illinois this 10th day of September, 1992.

Thomas B. Cahill Notary Public

Commission expires 11/13/95

OFFICIAL SEAL
THOMAS B CAHILL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 13,1995

EXHIBIT A

PERMITTED EXCEPTIONS

A. Taxes for 1992.

B. Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee, by instrument of record in Book 3508, page 118, in said Register's Office.

C. Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee, by instrument of record in Book 3508, page 114, in said Register's Office.

D. Two easements for sanitary and/or storm drainage sewers granted Davidson County, Tennessee, by instrument of record in Book 3508, page 194, in said Register's Office.

E. Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee, by instrument of record in Book 3508, page 102, in said Register's Office.

F. Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee, by instrument of record in Book 4073, page 580, in said Register's Office.

G. Easement by Sears, Roebuck and Co. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4166, page 239, in said Register's Office.

H. Lease Agreement between Sears, Roebuck and Co. and Third National Bank of Nashville of record in Book 5156, page 259, in said Register's Office.

48957

TENNESSEE REFERENCE

SEP 25 1 07 PM '92

DAVIDSON COUNTY, TN

0233 09/25 0101 03CHECK 7787.00









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

RECEIVED OF _____

FOR _____

BOOK 8738 PAGE 731

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
				CAMT 2100000.00
				CON TX 7770.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 7787.00
				CHECK 7787.00
09/25/92	01			16:07 0001 0233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4895 7.

IDENTIFICATION REFERENCE

SEP 25 4 07 PM '92

DAVIDSON COUNTY, TN

No. 573831