S P E C I A L W A R R A N T Y D E E D

LTIC FILE NUMBER: 30597b (CTK) File Box 49
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION
424 CHURCH STREET, SUITE 200, NASHVILLE, TENNESSEE 37219-2302

BOOK 9895 PG 143

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF December, 95

NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires March 21, 1998

STATE AT LARGE

ADDRESS NEW OWNER(S) AS FOLLOWS:

The Kroger Co.

2620 Elm Hill Pike

Real Estate Department

Nashville TN 37214

SEND TAX BILLS TO:

Same

MAP & PARCEL NUMBER(S):

117-14-115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I, J. Gordon Campbell, Jr., Phil S. Campbell, and Carole Campbell Jeffries

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Kroger Co.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a portion of lot 1 on First Revision , Kroger at Green Hills and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21, on the Plan of Part 2 Geo. Water's Subdivision, as shown on plat of record in Plat Book 1130, page 68, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to J. Gordon Campbell, Jr., Phil S. Campbell, and Carole Campbell Jeffries, by Deed of Record in Book 9771, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

Grantor warrants said property is not their marital residence.

013,077
IDENTIFICATION REFERENCE

95 DEC 21 AM 8:28
FELIX Z. HARSFORD REGISTER
DAVIDSON COUNTY, TN.

502 12/21 0101 03CHECK 1341.00

This is improved (__) property known as: Bandywood Drive
unimproved (__) Nashville TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs and assigns, forever, and we do covenant with the said GRANTEE(S that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under, the GRANTOR(S) but no further or otherwise. Wherever 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 hand(s) this 20th day of December, 1995

J. Gordon Campbell, Jr.

Carole Campbell Jeffries

Phil S. Campbell

BOOK 9895 PG 144

STATE OF Indiana
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Gordon Campbell, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hanover, Indiana on this the 18th day of December, 1995.

My Commission Expires: Sept. 17, 1997

Notary Public

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carole Campbell Jeffries with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta GA on this the 15th day of December, 1995.

Notary Public, Fulton County, Georgia.
My Commission Expires Jan. 10, 1998.

My Commission Expires:

Notary Public

STATE OF Tenn
COUNTY OF Davidson

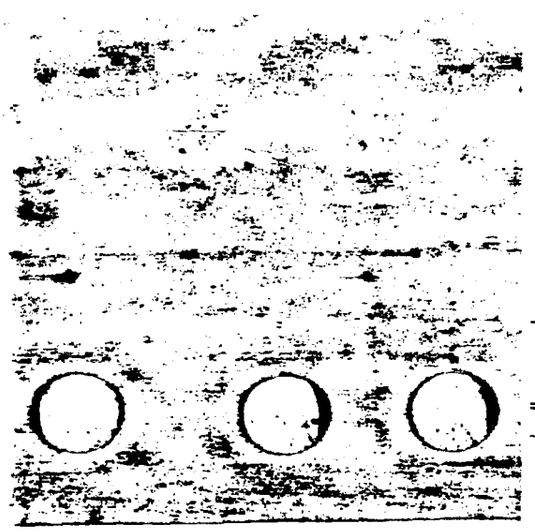
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phil S. Campbell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged he executed the within instrument for the purposes therein contained.

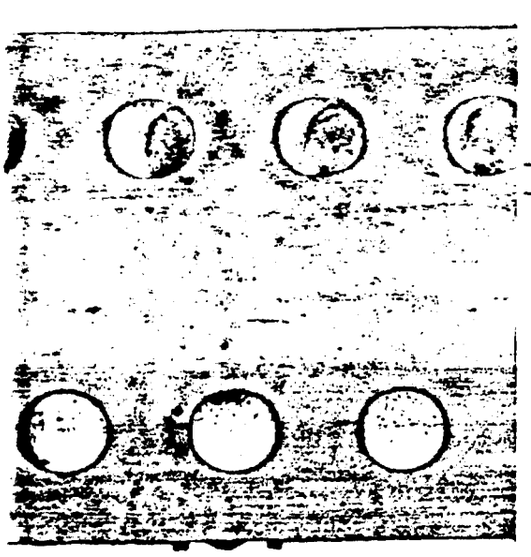
Witness my hand and official seal at Nashville TN on this the 20th day of Dec., 1995.

NOTARY PUBLIC OF TENNESSEE

My Commission Expires: My commission

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9895 PG 145

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 360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 8.00
TOTAL 1341.00
CHECK 1341.00

12/21/95 01 08:27 0001 0502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134077
IDENTIFICATION REFERENCE

95 DEC 21 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988915