Exx 4-7

FOR RECORDING PURPOSES

LTIC File Number: 31047 GK

BK/ 9980 PG 894

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $1,400,000.00

Affiant

Subscribed and Sworn to before me this the 13th day of March, 19 96

Notary Public

Commission Expires: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

My Commission Expires 9-26-98

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
The Kroger Co. Real Estate Department 2620 Elm Hill Pike Nashville TN 37214	Same	91-14-131 91-14-132

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Belz Investco L.P.

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Kroger Co.

HEREINAFTER CALLED THE **GRANTEES**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:
TRACT I (Fee Simple):

BEGINNING at a point in the westerly margin of Oceola Avenue, said point being 173.73 feet from the southerly margin of Charlotte Road and said point being the northeast corner of Lot No. 4, on the map of C. C. Vernon's farm of record in Book 161, page 164, Register's Office for Davidson County, Tennessee; thence along said margin of Oceola Avenue South 5° 38' East, a distance of 394.5 feet to a point; thence South 69° 53' West, a distance of 430.15 feet to a point; thence North 6° 30' West, a distance of 394.5 feet to a point; thence North 70° 04' East, a distance of 435.94 feet to a point in the westerly margin of Oceola Avenue, said point being the point of beginning.

BEING a portion of the same property conveyed to Belz Investco L.P., by Deed of Record in Book 7744, page 139, Register's Office for Davidson County, Tennessee.

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

96 MAR 15 PM 3:09
DAVIDSON COUNTY REGISTER

IDENTIF. + REFERENCE 0160722

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 5705 Charlotte Pike Nashville, Tennessee 37209
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this 13th day of March, 19 96.

Belz Investco L.P.

By: URCO, Inc., general partner

By:

{Individual Acknowledgement}
STATE OF
COUNTY OF

P. 9980-895

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission Expires:_____ _____
Notary Public

{Corporate Ackcnowledgement}
STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____.

Commission Expires:_____ _____
Notary Public

{Limited Partnership Acknowledgement}
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Morris I. Thomas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the Vice President of URCO, Inc., the general partner of Belz Investco L.P. a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation as its sole general partner, by themselves and such officers.

Witness my hand and official seal at office at Memphis, TN on this the 13th day of March, 19 96.

Commission Expires: 1-12-99 Lynda S. Lybrand
Notary Public

LYNDA S. LYBRAND NOTARY PUBLIC AT LARGE My Commission Expires JAN 12 SHELBY COUNTY, TENNESSEE

{Power of Attorney Acknowledgement}
STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument in behalf of _____ and acknowledged that he/she/they executed the same as the free act and deed of the said _____. that he/she/they executed the same as the free act and deed of the said _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission Expires:_____ _____
Notary Public

9094 03/15 0101 03CHECK 5189.00

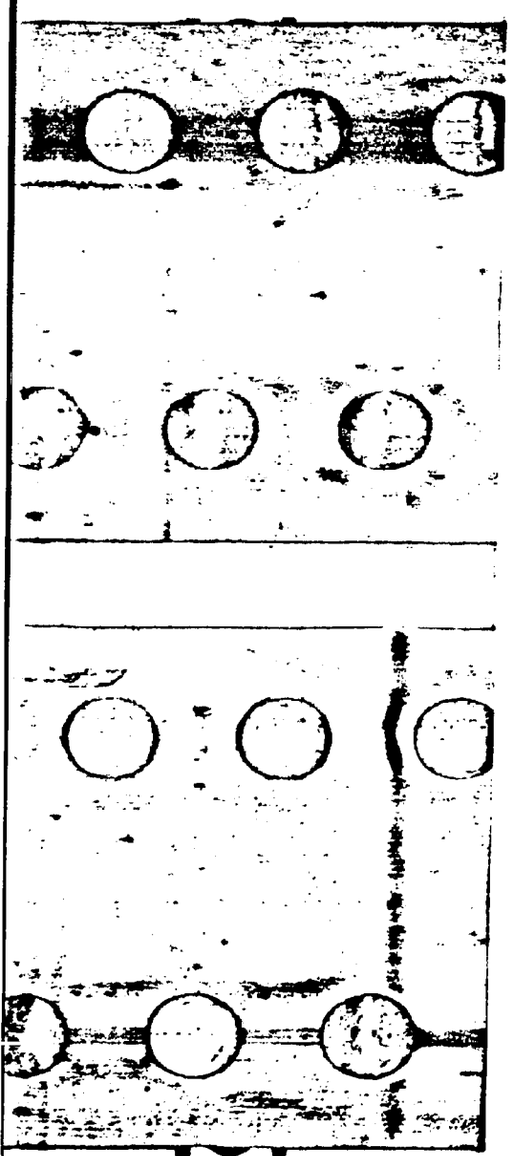
FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

FROM:

TO:

WARRANTY DEED



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

RECEIVED OF _____

FOR _____

BOOK 9980 PG 896

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
1400000.00
CON TX 5130.00
PRFEE 1.00
WDEED 8.00
TOTAL 5189.00
CHECK 5189.00

03/15/96 01 15:10 0001 9094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160722
IDENTIF. ↑ REFERENCE

96 MAR 15 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017156