FILE BOX 57

BOOK 10787 PG 956

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Kroger Limited Partnership I, an Ohio limited partnership 2620 Elm Hill Pike Nashville, TN 37214 Attn: Real Estate Department	Same	Map: 155 Parcel: 124

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty B. French, Edna B. Maxwell, Mary B. Johnson, Georgia B. Sullivan, Barbara B. Harbin, Donald E. Sayers, Trustee, Russell E. Sayers, the children of Cynthia Sayers, namely, Virginia Lee Mirabile, Donald E. Sayers, Sandra Sayers Lee, Joan M. Sayers, Ramona Sayers Stroup, Martha Sayers Meissner and Wendy Sayers Risinger** , (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kroger Limited Partnership I,** an Ohio limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being the same property conveyed to Zeb Baird by deeds of record in Book 670, pages 269 and 270, Register's Office for Davidson County, Tennessee. The said Zeb Baird being married to Irene Baird. Zeb Baird died intestate and Irene Baird devised her interest to all the daughters who survived her by Will recorded in Will Book 89, page 56, Davidson County Probate Clerk. The surviving daughters were Oleta B. Allen, Cynthia B. Sayers, Betty B. French, Edna B. Maxwell, Mary B. Johnson, Georgia B. Sullivan and Barbara B. Harbin. Cynthia B. Sayers being now deceased and her share having been devised to Donald E. Sayers, Trustee by Last Will and Testament recorded in Book 10689, page 858, Register's Office for Davidson County, Tennessee. Russell E. Sayers is the surviving spouse of Cynthia B. Sayers. Oleta B. Allen being now deceased and her share having been transferred to the above Grantors by Quitclaim Deed of record in Book 7334, page 221, Register's Office for Davidson County, Tennessee. Being also property conveyed to Oleta Allen Cynthia Sayers, Betty French, Edna Maxwell, Mary Johnson, Georgia Sullivan and Barbara Harbin by deed recorded in Book 4192, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Matters shown on Exhibit B.

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, its successors and assigns forever.

And the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of _____, 1998.

BOOK 10787 PG 958

Kenneth P. Ezell, Jr., attorney in fact for:
Virginia Lee Mirabile
Donald E. Sayers
Sandra Sayers Lee
Joan M. Sayers
Ramona Sayers Stroup
Martha Sayers Meissner
Wendy Sayers Risinger
Russell E. Sayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of January, 1998, before me personally appeared **Kenneth P. Ezell, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Virginia Lee Mirabile, Donald E. Sayers, Sandra Sayers Lee, Joan M. Sayers, Ramona Sayers Stroup, Martha Sayers Meissner, Wendy Sayers Risinger, and Russell E. Sayers,** acknowledged that such person executed the same as the free act and deed of said parties.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

Cheryl N. Howell
NOTARY PUBLIC

My Commission Expires: 11/28/98

BOOK 10787 PG 959

Betty B. French

STATE OF Georgia)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Betty B. French, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

NOTARY PUBLIC

Notary Public, Cobb County, GA
My Commission Expires Feb. 12, 2001

My Commission expires: _____

BOOK 10787 PG 960

Edna B. Maxwell

Edna B. Maxwell

STATE OF Georgia)
COUNTY OF Fulton.)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edna B. Maxwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21 day of Jan., 1998.

Deborah Blackburn
NOTARY PUBLIC

My Commission expires: 9/15/2001

PUBLIC
NOTARY
DEBORAH J. BLACKBURN
GWINNETT COUNTY, GEORGIA
EXPIRES SEPT. 15,2001

BOOK 10787 PG 961

Mary B. Johnson

Mary B. Johnson

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary B. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

Kyra L. Wilson

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires:

My Commission Expires NOV. 25, 2000

BOOK 10787 PG 962

Georgia B. Sullivan

Georgia B. Sullivan

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Georgia B. Sullivan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

Kimberly L. Wilson

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires:

My Commission Expires NOV. 25, 2000

BOOK 10787 PG 963

Barbara B. Harbin

Barbara B. Harbin

STATE OF Florida)
COUNTY OF Brevard)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara B. Harbin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

Linda Buckman

NOTARY PUBLIC FLDL

My Commission expires:

LINDA BUCKMAN
MY COMMISSION # CC 634720
EXPIRES: April 1, 2001
Bonded Thru Notary Public Underwriters

BOOK 10787 PG 964

Donald E Sayers Trustee

Donald E. Sayers, Trustee

STATE OF Pennsylvania)
COUNTY OF Clarion)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donald E. Sayers, Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21st day of January, 1998.

Patricia Joanne Carrier

NOTARY PUBLIC

Notarial Seal
Patricia Joanne Carrier, Notary Public
New Bethlehem Boro, Clarion County
My Commission Expires April 14, 2001

My Commission expires:

BOOK 10787 PG 965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 2,002,000.00 .

Affiant

Subscribed and sworn to before me this 6th day of February, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

gentcs\baird.gwd

03988814

IDENTIF. & REFERENCE

98 FEB -9 PM 1:34

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

1347 02/09 0101 03CHECK 7456-40

EXHIBIT A

BOOK 10787 PG 966

BEING LAND IN THE FIRST CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. GENERALLY LOCATED SOUTH OF THE OLD HARDING PIKE AND STATE HIGHWAY 100; INTERSECTION, AND NORTH OF CHAFFIN DRIVE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE NORTHWEST PROPERTY CORNER OF HARPETH HEIGHTS BAPTIST CHURCH AS OF RECORD IN BOOK 3374, PAGE 533, R.O.D.C., TENNESSEE AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 100;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH THE WESTERLY LINE OF HARPETH HEIGHTS CHURCH AS OF RECORD IN BOOK 3374, PAGE 533, R.O.D.C., S 10° 18' 41" E, 224.01 FEET TO AN EXISTING IRON ROD AT THE NORTHWESTERLY PROPERTY CORNER OF WILLARD S. SULLIVAN, ET UX, AS OF RECORD IN BOOK 2104, PAGE 548, R.O.D.C.;

THENCE, ALONG WILLARD S. SULLIVAN ET UX, WESTERLY LINE S 11° 50' 45" W, 454.45 FEET TO AN EXISTING IRON ROD AT THE NORTHEASTERLY PROPERTY CORNER OF BETTY B. FRENCH AS OF RECORD IN BOOK 7334, PAGE 218, R.O.D.C.;

THENCE, ALONG BETTY B. FRENCH'S NORTHERLY LINE N 81° 30' 06" W, 474.15 FEET TO AN EXISTING IRON PIPE ON THE NORTHEASTERLY PROPERTY CORNER OF MARY E. AND JAMES H. JOHNSON AS OF RECORD IN BOOK 6934, PAGE 734, R.O.D.C.;

THENCE, ALONG MARY E. AND JAMES H. JOHNSON'S NORTHERLY LINE N 81° 32' 09" W, 221.80 FEET TO AN EXISTING IRON ROD ON THE SOUTHEASTERLY LINE OF LILLIAN M. STEPHENS AS OF RECORD IN BOOK 1225, PAGE 691, R.O.D.C.;

THENCE, ALONG LILLIAN M. STEPHENS SOUTHEASTERLY LINE N 37° 00' 20" E, 79.55 FEET TO AN EXISTING ANGLE IRON AT THE SOUTHEASTERLY PROPERTY CORNER OF SAID MARY E. AND JAMES H. JOHNSON;

THENCE, ALONG THE EASTERLY LINE OF LILLIAN M. STEPHENS N 52° 44' 04" W, 386.48 FEET TO AN EXISTING IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 100;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT 465.16 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A RADIUS OF 1124.02 FEET, A CENTRAL ANGLE OF 23° 42' 39", A TANGENT OF 235.96 FEET AND A CHORD OF N 68° 35' 24" E, 461.85 FEET;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY N 80° 25' 50" E, 579.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,648 SQUARE FEET OR 10.41 ACRES MORE OR LESS.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Taxes for 1998 which have been prorated and are assumed by Grantee.

2. Rights of ingress and egress to cemetery shown on Survey of Barge, Waggoner, Sumner and Cannon dated 10-9-97 and last revised 1-13-98.

3. Agreement for Dedication of Easement for Sewer Line of record in Book 7172, page 926, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Sewer Line of record in Book 7243, page 348, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10787 PG 968

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
2002000.00
CON TX 7407.40
PRFEE 1.00
WDEED 48.00
TOTAL 7456.40
CHECK 7456.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/98 01 13:36 0001 1347

0398814
IDENTIF. & REFERENCE

98 FEB -9 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251887