Box 49
45324

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Instr:200001310009954 Page: 1 OF 2
REC'D FOR REC 01/31/2000 3:05:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Kroger Limited Partnership I c/o Real Estate Department 2620 Elm Hill Pike Nashville, TN 37214	SAME	Map/Parcel No: 117-14-114

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James W. Blevins, as Trustee of the James V. Blevins Revocable Trust (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, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Being Lot No. 22 on the Map of Part 2, Geo. Water's Subdivision, of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 60 feet on the northerly side of Bandywood Road and runs back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to James W. Blevins, as Trustee of the James V. Blevins Revocable Trust,. by Quitclaim Deed of record in Book 8142, page 553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as of record. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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 26 day of January, 2000.

James W Blevins Trustee

JAMES W. BLEVINS, TRUSTEE OF THE JAMES V. BLEVINS REVOCABLE TRUST

STATE OF COLORADO

COUNTY OF Eagle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Blevins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purses therein contained, and who further acknowledged that he is the Trustee of the James V. Blevins Revocable Trust, the maker, and is authorized by the maker to execute this instrument of behalf of the maker.

Witness my hand this 26th day of January 2000.

Sue A Brandl
NOTARY PUBLIC

My Commission expires: 9/28/2002

STATE OF COLORADO)

COUNTY OF Eagle)

The actual consideration for this transfer, or value of property (whichever is greater) is $150,000.00.

James W Blevins
Affiant

Subscribed and sworn before me this 26th day of January, 2000.

Sue A Brandl
NOTARY PUBLIC

My Commission Expires: 9/28/2002

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