57961

SPECIAL WARRANTY DEED 8365

Davidson County DEEDWARR
Recvd: 08/23/06 10:06 2 pgs
Fees:13.00 Taxes:1572.50
20060823-0103738

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kroger Limited Partnership I	Same	72-2
(NAME)	(NAME)	
2620 Elm Hill Pike		156
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Walter Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kroger Limited Partnership I**, 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 in Davidson County, Tennessee, described according to a survey by Young Hobbs & Assoc., dated 2/28/06 as follows:

Beginning at the right of way line intersection of Gallatin Pike and Shelton Avenue; thence with the said right of way line of Gallatin Pike, north 27° 56' 22" east a distance of 150.00 feet a point in concrete; thence leaving said right of way line with the "The Kroger Co., Property" of record in Instrument 20041206-0144879, also being Lot 1 of Greenfield Plaza recorded in Book 6250, Page 968, as follows: thence south 84° 34' 17" east a distance of 117.21 feet to a point in concrete; thence south 26° 44' 19" west a distance of 146.15 feet to an iron pin found in the north right of way line of said Shelton Avenue; thence with said right of way line of Shelton Avenue north 85° 42' 33" west a distance of 121.55 feet to the point of beginning, containing an area of 16,330.21 square feet or 0.375 acres more or less.

Being the same property conveyed to Walter Johnson and wife Peggy D. Johnson by deed of record in Book 6983, Page 709, Register's Office for Davidson County, Tennessee. The said Peggy D. Johnson having since died.

unimproved ☐

This is improved ☒ property, known as 3400 Gallatin Pike, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR does covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under 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 **my/our hand(s)** this 21st day of August, 2006.

Walter Johnson

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Walter Johnson the 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 21st day of August, 2006.

Commission expires: 6-17-07

Notary Public

DAVID B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.