Davidson County DEEDWARR
Recvd: 06/22/07 15:50 2 pgs
Fees:13.00 Taxes:1239.50
20070622-0075108

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to me on June 22, 2007.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #ALLIANT COMMERCIAL

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kroger Limited Partnership I 2620 Elm Hill Pike Nashville, TN 37214	Same as new owner	84-16/24

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William M. Staley and wife, Leigh A. Staley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kroger Limited Partnership I, an Ohio Limited Partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being the William D. Staley et al property as recorded in Book 7431, Page 794, in the Register's Office for Davidson County, Tennessee, also being known as Lot 14 on the plan of the subdivision of the Bainbridge and Satterfield property Book 547, Page 132, and may be more particularly described as follows:

Beginning at an iron pin in the west right-of-way of McGavock Pike marking the northeast corner of Lot 13 and the southeast corner of the herein described lot, and thence leaving the street and running with the north line of Lot 13 North 86 degrees, 33 minutes, 43 seconds West 470.04 feet to an iron pin, thence with Robert Andrew Schartz's east line North 5 degrees, 51 minutes, 22 seconds East 100.63 feet to an iron pin, thence with the South line of Lot 15 South 86 degrees, 29 minutes, 41 seconds East 467.08 feet to an iron pin, thence with the west right of way of McGavock Pike South 4 degrees, 10 minutes, 32 seconds West 100.00 feet to an iron pin, being the point of beginning, containing 1.078 acres, plus or minus, according to a survey plat by Young, Hobbs, and Associates, 1200 Crossland Avenue, Clarksville, Tennessee, 37040, dated 7/28/06, last revised 12/20/06, File No. 10006.

Being the same property conveyed to William D. Staley and William M. Staley, by Deed recorded in Book 7431, page 794, Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed recorded in Book 9615, page 47, said Register's Office, William D. Staley quitclaimed his interest in subject property to William M. Staley. Pursuant to Quitclaim Deed recorded in Book 10674, page 655, said Register's Office, subject property was conveyed to William M. Staley and wife, Leigh A. Staley.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on Plat of record in Book 547, page 132, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 148 McGavock Pike, Nashville, Davidson County, Tennessee 37214.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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 hands on June 22, 2007.

William M. Staley

Leigh A. Staley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 22, 2007, before me personally appeared William M. Staley and Leigh A. Staley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 22, 2007.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JEREMY H. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE