(3)

Address of New Owner:

Radnor Associates
c/o Ingber & Klapper
295 Madison Avenue
New York, N.Y. 10017

WARRANTY DEED

BOOK 5391 PAGE 530

THIS INDENTURE, made and entered into the 25 day of January, 1979, by and between AM-CAL CONSTRUCTION CORP., a corporation organized and existing by virtue of the laws of the State of New York, party of the first part, and ILAL REALTY CORPORATION, a Delaware corporation, and RADNOR ASSOCIATES, a Connecticut limited partnership, as their interests may appear pursuant to a separate Declaration of Interests dated the date immediately preceding the date hereof between ILAL REALTY CORPORATION and RADNOR ASSOCIATES, parties of the second part.

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto said parties of the second part the following described real estate, together with the buildings and improvements erected thereon, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

> Land in the 4th Civil District of Davidson County, Tennessee, being Lot marked 3A on the Plat of the resubdivision of Reserve Parcel, Commercial Area No. 4, Hermitage Hills, of record in Plat Book 4715, page 8, Register's Office for Davidson County, Tennessee, being described according to said Plat as surveyed by Robert Lee Spears, on which surveyor's certificate, is dated June 12, 1973, as follows:
>
> BEGINNING at an iron pin in the northwest margin of Lebanon Pike (U.S. Highway 70), said point being located 150 feet southwest of a concrete monument in the southeasterly corner of Hermitage Hills Commercial Area No. 2, of record in Book 4470, page 139, Register's Office of Davidson County, Tennessee; thence with the margin of said Lebanon Pike South 18 degrees 12 minutes West 151.08 feet to a concrete monument; thence leaving said point North 71 degrees 48 minutes West 200 feet to an iron pin in the easterly margin of Hermitage Hills Church of Christ Property; thence with said east boundary line of Hermitage Hills Church of Christ North 18 degrees 12 minutes East 151.08 feet to an iron pin; thence South 71 degrees 48 minutes East 200 feet to the point of beginning.
>
> BEING the same premises conveyed to Am-Cal Construction Corp. by Nashville Donuts, Inc. by deed dated June 27, 1978 and recorded in Book 5307, page 165, in the Register's Office of Davidson County, Tennessee, on the 5th of July, 1978.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said parties of the second part, their heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered except the within conveyance is SUBJECT TO:

(1) Taxes for the year 1978 and subsequent years.

(2) Easements, covenants, agreements and restrictions of record, if any.

(3) Governmental restrictions, ordinances, regulations and statutes;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Luis M. Perez, Secretary

AM-CAL CONSTRUCTION CORP.

By James J. McTamney, President

789 02/01 963.82- CHECK

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

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Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES J. McTAMNEY, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of AM-CAL CONSTRUCTION CORP., the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Official Seal of office the 25 day of January, 1979.

F. I. 2 4 0. 7.

IDENTIFICATION REFERENCE

FEB 1 12 34 PM '79

FLOYD R. JOHNSON, REGISTER
DAVIDSON COUNTY, TENN.

STACY L. HELLER
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Nassau County
Commission Expires March 30, 1979

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, that actual consideration for this transfer or value of the property transferred, whichever is greater is $368,154 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ALAL REALTY CORPORATION
By _____
Affiant

SUBSCRIBED and sworn to before me this 25th day of JANUARY 1979

BENJAMIN S. KLAPPER
Notary Public, State of New York
No. 30-7236400
Qualified in Nassau County
Commission Expires March 30, 1980

RADNOR ASSOCIATES
By _____
Affiant

SUBSCRIBED and sworn to before me this 25th day of January 1979

Aileen R. Leventon

AILEEN R. LEVENTON
NOTARY PUBLIC, State of New York
Qualified in Nassau County
Commission Expires March 30, 1980

This is improved property located at:
Property Address: 4026 Lebanon Road, Nashville, Tennessee

Mail Tax Bills to: Kinney Shoe Corporation
233 Broadway
New York, New York 10007

Map-Parcel-75-13-241
4D-25 654

This instrument was prepared by: HELLER & HELLER, Esqs.,
489 Fifth Avenue
New York, New York 10017