WARRANTY DEED

BOOK 5516 PAGE 295

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volume Development Corporation	Same as new owner	51-8-17
P. O. Box 1189 (NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Topeka, Kansas 66601		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, F. Clay Bailey, Jr., Trustee, and F. Clay Bailey, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Volume Development Corporation, a Kansas corporation,

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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described according to a land title survey made by Bruce Rainey & Associates, dated August 8, 1979, and revised August 15, 1979, as follows:

Beginning at an iron pin on the westerly right-of-way of Gallatin Pike (US 31-E) said point of beginning being the northeast corner of this tract and the SE corner of the Red Ace Petroleum Co., Inc., property of record in D. B. 4518, page 225, Register's Office for Davidson County, Tennessee; thence with the margin of said pike S. 29° 00' 00" West 100.00 feet to an iron pin set by others; thence leaving the margin of said pike and with the line of the U-Haul Company of Nashville, a Tennessee corporation, property of record in D. B. 5136, page 215, Register's Office for Davidson County, Tennessee, N. 61° 00' 00" West 211.50 feet to a concrete monument set by others; thence continuing with said U-Haul property N. 20° 11' 21" East 101.19 feet to a concrete monument, set by others, in the southerly line of the Bert C. Ferguson et ux property of record in D. B. 3252, page 539, Register's Office for Davidson County, Tennessee; thence with Ferguson's line S. 61° 00' 00" East passing Ferguson's corner at 77.0 feet in all 227.00' to the point of beginning, containing 21,924 square feet, more or less.

Being the same property conveyed to F. Clay Bailey, Jr., Trustee, by deed of record in Deed Book 4250, page 847, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1008 Gallatin Pike, Madison, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 18th day of October, 1979

F. Clay Bailey, Jr., Trustee

F. Clay Bailey, Jr., Executor of the Estates of Katherine R. Ferriss and Ferriss C. Bailey

Form 1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Sandra L. Voucher, a Notary Public in and for said County and State, the within named F. Clay Bailey, Jr., Trustee and F. Clay Bailey, Jr., Executor, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 1979

Commission Expires: 4-18-82

Sandra L. Voucher
Notary Public

STATE OF)

COUNTY OF)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM F. Clay Bailey, Jr., Trustee and F. Clay Bailey, Jr., Executor of the Estate of Katherine R. Ferriss

TO Volume Development Corporation

F. 5. 8. 4. 5. 3

RUSH

IDENTIF. REFERENCE

OCT 18 3 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

PIONEER TITLE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 152,000.00

F. Clay Bailey

Subscribed and sworn to before me this 18th day of October, 19 79

My Commission Expires: April 18, 1982

Sandra L. Voucher
Notary Public

1978 401.70

9599

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5516 PAGE 297

FOR

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

152000.00- CO
395.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 401.70-
9599A10/18/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 4 5 3

IDENTIF. REFERENCE

Oct 18 3 23 PM '79

FELIX Z. WILSON
DAVIDSON COUNTY

No. 719670