#407



CHATTANOOGA TN 37402
(615) 756-4154

Lawyers Title Insurance Corporation

Prepared by:
Robert L. Brown
Attorney
736 Georgia Avenue
Chattanooga, Tn. 37402

WARRANTY DEED

FILE NO._____

BOOK 6049 PAGE 520

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 9th day of March , 1983 , between

VOLUME SHOE CORPORATION, a Missouri corporation, successor by merger to Volume Development Corporation,

of the County of Shawnee , and State of ~~Tennessee~~ Kansas, as party or parties of the first part, hereinafter called Grantor, and

MCANY, INC., a New York corporation,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described 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 Volume Development Corporation, by deed of record in Deed Book 5516, page 295, Register's Office for Davidson County, Tennessee.

Subject to easements, conditions, covenants and restrictions of record.

55/03 770.12- CHECK

Address of Grantee	Mail Tax Notice to	Map Parcel No.
369 Lexington Avenue New York, New York 10017	Volume Shoe Corporation P.O. Box 1189 Topeka, Kansas 66601 Attention: Real Estate Department	51-8-17

4841

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

VOLUME SHOE CORPORATION

BY: _____
Vice President

ATTEST: _____
Secretary

H 4567 4

IDENTIF. REFERENCE

MAY 3 3 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

REVIEWED REAL ESTATE AND CONSTRUCTION

KANSAS
STATE OF ~~TENNESSEE~~
COUNTY OF SHAWNEE

Before me, Mariruth Nye, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Douglas S. MacLennan and H. Max Bennett, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Vice President and Secretary respectively of Volume Shoe Corporation, the within named bargainor, a corporation, and that they, as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Vice President and Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 9th day of March 19 83.

_____
Notary Public

MARIRUTH NYE NOTARY PUBLIC STATE OF KANSAS

My Commission expires:

12-4-85

STATE OF New York
COUNTY OF New York

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $293,686.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MCAG, INC.

_____
PRESIDENT

Subscribed and sworn to before me on this the 28th day of April, 19 83.

HOWARD ALAN ROSS
Notary Public, State of New York
No. 30-4609738
Qualified in Nassau County
Commission Expires March 30, 1983

_____
Notary Public

My Commission Expires:

_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6049 PAGE 522

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			293666.00- CO	
			763.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 770.12-	
			4841A05/03/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 6. 7. 4.

IDENTIF. REFERENCE

MAY 3 3 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946425