Prepared by: Gallet Dreyer & Berkey, LLP
845 3d Ave. 8th floor
Newyork, NY 10022-660

BOOK 11315 PAGE 421

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Radnor Associates (hereinafter referred to as "Grantor") has bargained and sold and by these presents does hereby transfer and convey unto Lineberry Properties, Inc. (hereinafter referred to as "Grantee"), its successors and assigns, all of its right, title and interest in the real property described on Exhibit A hereto, subject to the Permitted Exceptions on Exhibit A hereto.

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interest thereto belonging, or in anywise appertaining unto the said Grantee, its successors and assigns forever. Grantor does hereby warrant the title to said property against the lawful claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto by duly constituted signatories on this 26 day of January, 1999.

RADNOR ASSOCIATES

Signed, sealed and delivered
in the presence of:

By: _____
Benjamin S. Klapper, a General Partner

Elizabeth L. Angello

054195

IDENTIF. A REFERENCE

99 JAN 28 PM 2:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

E:\public\4500m\4537\02\Agmnts\SpecWarrantyDeed Radnor 012299.wpd

01/28/1999 01:03:50 03CHECK 1388.00

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

Before me, a Notary Public of the aforesaid State and County, personally appeared Benjamin S. Klapper, to me known (or proven by sufficient evidence), who being by me duly sworn (or affirmed) did say that such person a General Partner (or other officer or agent authorized to execute the instrument) of RADNOR ASSOCIATES, the within named bargainor, a limited partnership and that he/she as such General Partner, executed the forgoing instrument for the purpose therein contained, by signing the name of the Partnership by him/herself as such General Partner.

Witness my hand and Notarial Seal this 20th day of January, 1999.

Wesley Penn Jr.
Notary Public

My Commission Expires _____

WESLEY PENN JR.
Notary Public, State of New York
No 01PE5035920
Qualified in Kings County
Commission Expires February 14, 99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO
BEFORE ME THIS THE 27th
DAY OF JANUARY, 1999.

Kimberly B. Bruce
Notary Public
My Commission expires: 11-24-2001

KIMBERLY B. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

EXHIBIT A

ALL that certain lot, tract or parcel of land, together with the buildings and improvements erected thereon, lying and being situated in the County of Davidson, State of Tennessee and described as follows:

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 #4, Hermitage Hills, of record in Plat Book 4715, Page 8, Register's Office in said County, 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° 12" West 151.08 feet to a concrete monument; thence leaving said point North 71° 48' 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° 12' East 151.08 feet to an iron pin; thence South 71° 48' East 200 feet to the point of beginning containing an area of 0.69 acres.

being the same property conveyed to Radnor Associates by Deed dated January 25, 1979, recorded in Book 5391, page 530 in the Register's Office of Davidson County, Tennessee.

EXHIBIT A
(continued)

PERMITTED EXCEPTIONS

1. Liens for taxes and other governmental charges not yet due and payable as of the date hereof.

2. Liens, claims, charges and encumbrances, if any, which are the responsibility of Kinney Shoe Corporation under the Lease dated January 29, 1979.

3. Building setback and easements indicated on Plat dated July 30, 1973, recorded August 2, 1973 in Book 4715, Page 8 of the Register's Office of Davidson County, Tennessee.

4. Lease Agreement dated January 25, 1979 between ILAL Realty Corporation and Radnor Associates, as Lessor and Kinney Shoe Corporation, as Lessee, a Memorandum of which is recorded in Book 5391, page 533 in the Register's Office, Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 425

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	370000.00
CON TX	1369.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1388.00
CHECK	1388.00

01/28/99 01 14:27 0001 8305

054 | 955
IDENTIF. & REFERENCE

99 JAN 28 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417693