C.D - 178

Bordeaux

30.000.

WARRANTY DEED BOOK 3898 PAGE 411

Address New Owner Send Tax Bills as Follows Martin Theatres of Georgia, Inc., 1308 Broadway, P. O. Box 391, Columbus, Georgia, 31902	Map-Parcel Numbers Map 69 Par. 37 13D12570 M.O.

STATE OF GEORGIA,

MUSCOGEE COUNTY.

WHEREAS, Martin Theatres of Nashville, Inc., a corporation organized and existing under the laws of the State of Tennessee, hereinafter designated "Grantor," is being dissolved as of the close of business on March 27, 1965;

WHEREAS, Martin Theatres of Georgia, Inc., a corporation organized and existing under the laws of the State of Georgia, with its principal office and place of business located at 1308 Broadway, Columbus, Muscogee County, Georgia, hereinafter designated "Grantee," on and prior to March 27, 1965, owned the entire common capital stock of Grantor, and said Grantee was and is qualified to do business within the State of Tennessee;

WHEREAS, as a part of the plan of the dissolution of said Grantor, it is contemplated that all of the assets of every nature and kind of Grantor shall be transferred and conveyed to Grantee, and that Grantee, after March 27, 1965, will conduct the operation of the motion picture theaters and other businesses formerly carried on in Tennessee by Grantor:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt of all of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns a certain tract or parcel of land lying and being situated in the 13th Civil District of Davidson County, Tennessee, bounded and described as follows:

Tract One: A tract of land in the 13th, formerly the 23rd, Civil District of said County, described according to a survey made by Z. J. Wilkinson, Surveyor, November 2, 1949, as follows:

Beginning at a point on the northerly margin of West Hamilton

Avenue at the intersection of the northerly margin of said West Hamilton Avenue and the eastern boundary line of a tract of land conveyed to John C. Sewell; thence with the eastern boundary line of said Sewell property North 23 degrees 15' West 1150.7 feet to Sewell's northeast corner; thence with Sewell's line South 30 degrees 30' West 431 feet to a point in the easterly margin of the Clarksville Pike or State Highway No. 112 or U.S. Highway 41-A; thence with the easterly margin of said Pike North 8 degrees 15' East 1073 feet to a point; thence South 81 degrees 45' East 250 feet to a point; thence South 8 degrees 15' West 178 feet to a point; thence South 81 degrees 45' East 750 feet to a point; thence South 8 degrees 15' West 895 feet to a point; thence North 81 degrees 45' West 448.5 feet to a point; thence South 23 degrees 15' east 510 feet, more or less, to a point in the northerly margin of said West Hamilton Avenue; thence with the northerly margin of said West Hamilton Avenue westwardly 53 feet, more or less, to the beginning, containing 18.95 acres, more or less.

Tract Two: A tract of land in the 13th, old 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Clarksville Pike or State Highway No. 112 and U.S.Highway No. 41-A, said beginning point being 131 feet South of the southwest corner of Emerson D. Smith's land; thence eastwardly 493 feet to the westerly line of Smith's property; thence with his West line North 23 degrees 15 minutes West 630.7 feet to an old iron rod in Smith's corner; thence with Smith's line South 30 degrees 30 minutes West 431 feet to Smith's corner in the easterly margin of Clarksville Pike; thence with the easterly margin of said Pike southwardly 131 feet to the beginning, containing 3.25 acres, more or less.

Tracts One and Two are the same property conveyed by The Crescent Amusement Company to Martin Theatres of Nashville, Inc., by deed dated March 15, 1961 and recorded in the Register's office of Davidson County, Tennessee, in Deed Book 3219, page 476.

This is improved property and upon the two tracts described above is located the Bordeaux Drive-In Theatre, Nashville, Davidson County, Tennessee.

There is also included in the conveyance of the aforementioned property all right, title and interest in and to the easement granted to The Crescent Amusement Company by Emerson B. Smith and wife, Mary E. Smith, dated May 28, 1951, of record in Book 1975, page 265, said Register's Office, to lay, maintain, operate, repair and remove a 3-inch water service line through and over their property; and the easement granted to The Crescent Amusement Company by the Developer of Treppard Heights Subdivision, as shown on the Plat prepared by the Nashville, Tennessee, Waterworks Department, Division of Supervision, Engineering and Permits, dated August 29, 1958, as approved by R. L. Lawrence, Director, Waterworks Department, and as shown on Plan of record in Plat Book 2900, pages 11 and 13, filed July 21, 1959, said Register's Office.

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 Grantor does covenant with the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except that, if the title to the real estate hereby conveyed is subject to any debt of record, liability of record or lien of record in favor of The Crescent Company, a Tennessee corporation, its successors or assigns, the Grantee, by accepting delivery of this warranty deed, and the successors or assigns of Grantee, do hereby agree to assume, to guarantee, to pay and to discharge any such debt of record, any such liability of record and/or any such lien of record. And Grantor does further covenant and bind

its successors and assigns to warrant and forever defend the title of the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its corporate name, its corporate seal to be affixed and these presents to be attested, executed and delivered all by its duly authorized officers, effective as of the close of business on March 27, 1965.

MARTIN THEATRES OF NASHVILLE, INC.

By _____
E. D. Martin
President

Attest _____
F. L. Brady
Secretary

(Corporate Seal)

GRANTOR

NO STATE TAX DUE
JUN 4 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

STATE OF GEORGIA,
MUSCOGEE COUNTY.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared E. D. Martin with whom I am personally acquainted and who upon oath, acknowledged himself to be the President of Martin Theatres of Nashville, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President thereof.

Witness my hand and official seal in Columbus, said State and County this 31 day of April, 1965.

_____
Notary Public, Muscogee County, Georgia.

Commission expires 5-15-65

(Notarial Seal)

BOOK 389 PAGE 414

WARRANTY DEED
CONVEYING
BORDEAUX DRIVE-IN THEATRE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FROM

MARTIN THEATRES OF NASHVILLE, INC.

TO

MARTIN THEATRES OF GEORGIA, INC.

W. Edward Swinson
Attorney at Law
P. O. Box 548
Columbus, Georgia

83504

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 4 12 42 PM '65

NOTED FOR RECORD
RECORDING FEE $ 2.50
DEP. REG. ____

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