#2,900 ac 4 1446
#21,900 ac 4 1445

WARRANTY DEED BOOK 3898 PAGE 420

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 86 Par. 1 Map 86-1 Par. 49

STATE OF GEORGIA,

MUSCOGEE COUNTY.

WHEREAS, Martin Theatres of Tennessee, 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 in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, being part of the lands of T. M. Dodson and described according to an unrecorded survey made by Hickerson & Johnson, Engineers, June 25, 1962, as follows:

Beginning at a point in the northwesterly margin of U. S. Highway 70-N (Lebanon Road) at the southerly most corner of the property conveyed to James P. Cella and T. J. Van Patton by deed of record in Book 3104, page 521; thence with the margin of said Highway South 52 deg. 13' West 136.5 feet to an iron pin; thence North 37 deg. 47' West 150 feet to a point; thence South 52 deg. 13' West 200 feet to a point; thence South 37 deg. 47' East 150 feet to the margin of said Highway; thence South 52 deg. 13' West along the margin of said Highway 125.0 feet to an iron pin; thence North 37 deg. 47' West 194.8 feet to an iron pin; thence North 80 deg. 41' West 6.2 feet to an iron pin; thence continuing along the same line north 80 deg. 41' West 549.5 feet to an iron pin; thence North 7 deg. 21' East 796.5 feet to an iron pin; thence South 75 deg. 17' East 36.3 feet to an iron pin; thence South 72 deg. 42' East 294.4 feet to an iron pin; thence South 60 deg. 30' East 212.0 feet to a concrete monument; thence South 37 deg. 47' East 700 feet to the point of beginning, containing 12.88 acres, more or less.

Being part of the same property conveyed to Tennessee Valley Development Corporation by deed from R. L. Freeman, Trustee, of record in Book 3185, page 455, and by deed from Marie K. Baker Selley as of record in Book 3185, page 457, and by deed of correction from Marie K. Baker Selley of record in Book 3315, page 66, Register's Office, Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. An easement for an underground water line and sewer line 15 feet wide granted to Cumberland Water Company by Robert E. Baker, Trustee, et al., as of record in Book 3180, page 556, which said easement is located on the 15 foot strip adjoining the right-of-way of Lebanon Road.

2. A minimum building setback line on the southwestern portion of said property near Lebanon Road that will conform to the setback line of Shell Service Station tract of land which is adjoining said portion of this tract on the northeast.

3. Leases of record in Book 3202, page 626, and Book 3202, page 636, Register's Office, Davidson County, Tennessee, which said leases and interest are hereby transferred and conveyed to the purchaser.

Being the same property conveyed by Tennessee Valley Development Corporation to Martin Theatres of Tennessee, Inc., by deed recorded in Book 3403, page 172 in the Register's office of Davidson County, Tennessee.

Also a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of the lands of T. M. Dodson and described according to an unrecorded survey made by Hickerson & Johnson, Engineers, on June 25, 1962 as follows, to wit:

Beginning at a point in the northwesterly margin of U. S. Highway 70N (Lebanon Road), said point being South 52 deg. 13' West 136.5 feet from the southerly most corner of the property conveyed to James P. Cella and T. J. Van Patton, by deed of record in Book 3104, page 521, Register's Office for Davidson County, Tennessee; thence with the margin of said Highway South 52 deg. 13' West 200 feet to an iron pin; thence North 37 deg. 47' West 150 feet to an iron pin; thence North 52 deg. 13' East 200 feet to an iron pin;thence South 37 deg. 47' East 150 feet to the point of beginning.

Being part of the same property conveyed to Tennessee Valley Development Corporation by deed from R. L. Freeman, Trustee, as of

record in Book 3185, page 455 and by deed from Marie K. Baker Selley, as of record in Book 3185, page 457, and by deed of correction from Marie K. Baker Selley, of record in Book 3315, page 66, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the lease with Shell Oil Company, of record in Book 3362, page 581, Book 3362, page 585 and Book 3423, page 572, Register's Office for Davidson County, Tennessee, which said lease and interest is hereby transferred and conveyed to the purchaser.

The above described property is also conveyed subject to an easement for an underground water line and sewer line 15 feet wide granted to Cumberland Water Company by Robert E. Baker, Trustee, et al. as of record in Book 3180, page 556, which said easement is located on the 15 foot strip adjoining the right-of-way of Lebanon Road.

And being the same property conveyed by Tennessee Valley Development Corporation to Martin Theatres of Tennessee, Inc., by deed recorded in Deed Book 3403, page 184 in the Register's office of Davidson County, Tennessee.

This is improved property and upon the same is located Lebanon Road Drive-In Theatre and Shell Oil Company

House Number Street

Donelson, Tennessee.

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 TENNESSEE, INC.

By _____
E. D. Martin
President

Attest _____
F. L. Brady
Assistant Secretary

(Corporate Seal)

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

GRANTOR

STATE OF GEORGIA,

COUNTY OF MUSCOGEE.

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 Tennessee, 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 30 day of April, 1965.

_____
Notary Public, Muscogee County, Georgia.

Commission expires _____ (Notarial Seal)

NO STATE TAX DUE

JUN 4 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

NO STATE TAX DUE

JUN 4 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

WARRANTY DEED
CONVEYING
LEBANON ROAD DRIVE-IN THEATRE AND
SHELL OIL CO. PROPERTY
DONELSON, DAVIDSON COUNTY, TENNESSEE

FROM

MARTIN THEATRES OF TENNESSEE, INC.

TO

MARTIN THEATRES OF GEORGIA, INC.

83506

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Jun 4 12 42 PM '65
NOTE BOOK 111 PAGE 203
RECORDING FEE $ 3.25
DEP. REG. ---

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