BOOK 5240 PAGE 404

Send Tax Bills to:

Don Massey and Wayne Jackson
Joywood Salvage Company
3407 Gallatin Road

Nashville, Tennessee

This instrument prepared by:

Christopher L. Meacham
Attorney-at-Law
P. O. Box 391
Columbus, Georgia 31902

Tax Parcel 72-2-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND ($161,000.00) DOLLARS, and other good and valuable considerations, MARTIN THEATRES OF GEORGIA, INC., a Georgia corporation, hereinafter referred to as "Grantor", has granted, bargained and sold, and by these presents does transfer and convey unto DON MASSEY and WAYNE JACKSON, hereinafter referred to as "Grantees", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 1, 2 and 3 on the Plan of E. E. Craig's Subdivision of the Crownover property, of record in book 894, pages 640 and 641, Register's Office for said County, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Engineer, under date of June 29, 1965, as follows:

BEGINNING at an iron stake at the northeasterly intersection of Gallatin Road and Masonic Home Road; thence with the margin of Masonic Home Road, North 67° 57' West 258.92 feet to an iron stake in the southerly margin of Baxter Avenue; thence with the margin of said Avenue, North 25° 53' East 201.15 feet to an iron stake; thence leaving said Avenue, along the line of the property of The Crescent Company, South 66° 05' East 261.72 feet to an iron stake in the margin of Gallatin Road; thence with the margin of said Road, South 26° 50' West 192.9 feet to the point of beginning, containing 1.18 acres, more or less, together with all rights of ingress and egress being a permissive right only of ingress and egress over The Crescent Company's adjoining real estate on the west side of Gallatin Road as now constructed as created by an instrument in Book 3946, page 388, Register's Office for said County.

Being the same property conveyed to Martin Theatres of Georgia, Inc., a Georgia Corporation, by deed from Martin Theatres of Nashville, Inc., a Tennessee Corporation, of record in Book 3898, page 399, said Register's Office.

This conveyance is made subject to the following:

a) Sewer easement and agreement of record in Book 1846, page 550, Davidson County Register's Office;

b) Reservation to the Crescent Amusement Company in the deed of record in Book 3898, page 399, Davidson County, Register's Office, relative to the right of ingress and egress to certain sewers and the maintenance of certain signs, conduits, wires and poles;

c) Encroachments as shown on survey of James W. Hamilton, Jr., Engineer, dated June 29, 1965;

d) The right granted The Crescent Company by Martin Theatres of Georgia, Inc., of record in Book 3946, page 383, Davidson County Register's Office, being the right of ingress and egress over, upon and across the herein conveyed property through the ramp and driveway on the south side of Baxter Avenue and on the east side of Masonic Home Road as now constructed;

e) Zoning requirements and governmental regulations in effect;

f) All easements or restrictions filed of record, or otherwise apparent from a visual examination of the property herein conveyed.

This is improved property, known as the Inglewood Theatre, Parcel 140, Metropolitan Tax Map 72-2, Gallatin Road, Nashville, 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 Grantees, their heirs and assigns, forever in fee simple.

SUBJECT, HOWEVER, to the following covenant and restriction, to the faithful observance of which the said Grantees by acceptance of this Deed firmly bind and obligate themselves, their heirs and assigns, to-wit:

That the property herein described shall not be used for purposes of motion picture exhibition for a period of ten years, such period to begin as of the date of this Deed. It is expressly agreed that the aforesaid covenant and restriction shall run with the land in favor of the said Grantor who shall be authorized to enforce all remedies to prevent infraction thereof.

AND the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of the herein described property in fee simple, and has a good right to convey it. The Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said property to the Grantees against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its President and attested to by its Secretary on this 4th day of January, 1978.

MARTIN THEATRES OF GEORGIA, INC.

By _____
President

Attest _____
Secretary

WITNESS:

_____

_____
Notary Public

My Commission Expires March 22, 1978

STATE OF GEORGIA

COUNTY OF MUSCOGEE

Before me, Jeannine B. Pattillo, a Notary Public of the State and County aforesaid, personally appeared Frank L. Brady, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Martin Theatres of Georgia, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Columbus, Muscogee County, Georgia, this 3rd day of January, 1978.

Jeannine B. Pattillo
Notary Public

Commission expires: 3/22/78

JEANNINE M. PATTILLO NOTARY PUBLIC

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IDENTIF. REFERENCE

FILED JAN 5 10 30 AM '78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is ONE HUNDRED SIXTY-ONE THOUSAND AND NO/100 ($161,000.00) DOLLARS. This is equal to or greater than the property would bring at a fair and voluntary sale.

L. Wayne Jackson

Sworn to and subscribed before me
this 4th day of January, 1978.

My commission expires April 26, 1978 Notary Public

JAN-5-78	CONV	90,000.00			
JAN-5-78	CONV	71,000.00			
JAN-5-78	S'TAX		B*	418.60	
JAN-5-78	PR'FEE		B*	.50	
JAN-5-78	W'DEED		B*	6.00	* 425.10