This instrument prepared by
Christopher L. Meacham
Attorney-at-Law
P. O. Box 391
Columbus, Georgia 31994

WARRANTY DEED

BOOK 5601 PAGE 791

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vadborn Realty Corp. P. O. Box C Roslyn, New York 11576	Same	86-1-73 86-1-72

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, MARTIN THEATRES, INC., a Georgia corporation, herein referred to as "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said VADBORN REALTY CORP., a Tennessee corporation, herein referred to as "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, as shown on a certain plat dated April 22, 1980, as revised May 7, 1980, entitled "Hermitage Commercial Park, Vadborn Realty Corp.," made by John H. Wright, Registered Land Surveyor, to-wit:

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° 16' 10" West a distance of 461.7 ft. to an iron pin; thence North 37° 47' West 195.43 ft. to an iron pin; thence North 80° 22' West 555.67 ft to an iron pin; thence North 07° 26' East 796.28 ft. to an iron pin; thence South 74° 52' East 35.99 ft. to an iron pin; thence South 72° 44' 29" East 294.73 ft. to an iron pin; thence South 60° 25' 50" East 212.0 ft. to a concrete monument; thence South 37° 48' 32" East 700 ft. to the point of beginning.

The above-described property is conveyed subject to the following:

a. Ad valorem taxes for 1980;
b. Governmental restrictions and zoning ordinances in effect as of the closing date;
c. Easements, restrictions, and/or right-of-ways filed of record in the record office for Davidson County, together with such matters as may be disclosed by a current survey of the premises conveyed herein.

As part of the consideration for this conveyance, Grantee does by acceptance of this Deed, covenant, on behalf of itself, its successors and assigns, that the property herein described nor any portion thereof shall be used for the purpose of motion picture exhibition for a period of ten (10) years from the date of execution hereof. It is further agreed between the parties that this shall be a covenant running with the land.

Any warranties of Grantor as to the area of property herein conveyed are strictly limited to the area conveyed to Grantor by deed recorded in the Register's Office of Davidson County, Tennessee, in Book 3898, Page 420.

8956 05/14 1179.50

Being the same property acquired by Grantor by deed from Martin Theatres of Tennessee, Inc., recorded in the Register's Office of Davidson County, Tennessee, in Book 3898, Page 420.

BOOK 5681 PAGE 792

This is improved property, known as Route #70 North, 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 Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and same is unencumbered except as set forth and provided for herein.

And Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS its hand this 14th day of May, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MARTIN THEATRES, INC.

Attest:

Secretary

By R. H. Kuerst Jr.
President

Witness

Witness

STATE OF GEORGIA

COUNTY OF MUSCOGEE

The actual consideration or value whichever is greater, for this transfer, is FOUR HUNDRED FIFTY THOUSAND AND NO/100 ($450,000) DOLLARS.

Subscribed and sworn to before me this the 14th day of May 1980.

Affiant

My commission expires: 3/22/82

Notary Public

(Seal)

STATE OF GEORGIA

COUNTY OF MUSCOGEE

BOOK 5601 PAGE 733

Before me, Jeannine H. Pattillo, a Notary Public within and for the State and County aforesaid, personally appeared Charles H. Kuertz, Sr., and Christopher L. Meacham, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of MARTIN THEATRES, INC., the within named bargainor, a corporation, and that they as such 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 the said Charles H. Kuertz, Sr., as such President, and attesting the same by the said Christopher L. Meacham as such Secretary.

WITNESS my hand and official seal at office at Columbus, Georgia, on this the 12th day of May, 1980.

My commission expires 3/22/82

Jeannine H. Pattillo
Notary Public

NOTARY PUBLIC

F 8 9 3 4 9

IDENTIF. REFERENCE

MAY 14 2 15 PM '80

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Title Boy 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5601 PAGE 794

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			450000.00-	CO
			1170.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	1179.50-
8956A05/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89349

IDENTIFICATION REFERENCE

MAY 14 2 15 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 757645