Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
T & W Amusement Company, Inc. 3104 Clarksville Highway Nashville, Tennessee 37218	same	93-8-7

WARRANTY DEED

For and in consideration of Ten and no/100 Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ernest Marvin Fleming, Jr., have bargained and sold, and by these presents do transfer and convey unto the said T & W Amusement Company, Inc., the GRANTEE herein, its successors and assigns, 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 Nos. 65 and 66, on the Plan of J. R. Love's Subdivision of Lots Nos. 16 and 17, of D. B. Cooper's Addition, as of record in Book 161, page 162, Register's Office for said County, described together as follows:

BEGINNING at the northwest corner of intersection of South Fifth Street and Crutcher Street thence with the northerly margin of said Crutcher Street westwardly 90 feet to an iron pin; thence northwardly and parallel with the westerly margin of South Fifth Street, 50 feet to an iron pin; thence eastwardly 91.2 feet to an iron pin in the westerly margin of South Fifth Street; the corner of said Lots 65 and 66; thence with said street, southwardly 50 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the premises originally conveyed to L. C. Freeman, Jr., by deed from Louis J. Hartman, which has been condemned by the Nashville Housing Authority under Rule No. 63803, Circuit Court, Davidson County Tennessee, described in said cause as follows:

BEGINNING at a point, said point being the northwesterly corner of the intersection of South Fifth Street and Crutcher Street; thence along the northerly margin of Crutcher Street; a distance of 10.0 feet, more or less; thence with a line in a northeasterly direction, a distance of 50.0 feet, more or less, to the northerly margin of the above mantioned property; thence with this northerly margin in an easterly direction a distance of 8.8 feet, more or less, to the westerly margin of South Fifth Street; thence along this westerly margin a distance of 50.0 feet, more or less, and containing 470 square feet, more or less.

Being the same property conveyed to Ernest Marvin Fleming and wife, Belle M. Fleming by deed from L. C. Freeman, Jr. of record in Book 3340, page 315, Register's Office for Davidson County, Tennessee, the said Ernest Marvin Fleming having since died, and the said Belle M. Fleming having predeceased Ernest Marvin Fleming, and said property having vested in Ernest Marvin Fleming, Jr., as devisee under the Will of Ernest Marvin Fleming, Sr., deceased, of record in Will Book 128, page 106, Probate Court for Davidson County, Tennessee.

This instrument prepared by
STEPHENSON, LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

As part of this conveyance, Ernest Marvin Fleming, Jr., assigns to T & W Amusement Company, Inc., all of his right, title and interest in and to a certain lease by and between Ernest M. Fleming, Jr., as LESSOR and James R. Gezley and wife, Linda J. Gezley, as LESSEES, dated October 10, 1980, and of record in Book 5770, page 729, Register's Office for Davidson County, Tennessee, except for rent due and payable through August 16, 1981, which has been retained by the said Ernest Marvin Fleming, Jr.

M. K. Ivone Fleming, wife of Ernest Marvin Fleming, Jr., joins in this instrument for the purpose of conveying any interest she has in and to said property, including any marital rights.

This conveyance is subject to the terms of the lease to which reference is herein made and taxes for the current year applicable to said property.

This is improved property known as: 820 South Fifth Street
Nashville, Tennessee 37203

To have and to hold the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set out. And I do further covenant and bind myself, my heirs 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 our hands this 17th day of August, 1981.

Ernest Marvin Fleming Jr.
ERNEST MARVIN FLEMING, JR.

M. K. Ivone Fleming
M. K. IVONE FLEMING

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William T. Bozeman, a Notary Public in and for said County and State, the within named Ernest Marvin Fleming, Jr., and wife, M. K. Ivone Fleming, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1981.

WILLIAM T. BOZEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10-17-82

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

L & W Associates Co.

By: Nathan Wolf President

Sworn to and subscribed before me this 17th day of August, 1981.

WILLIAM T. BOZEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10-17-82

G 5 5 5 1 0

IDENTIF. REFERENCE

AUG 17 1 38 PM '81

FELIX Z. NELSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

08/17 100.50- CHECK

2692

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5782 PAGE 988

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 100.50-	
2692	08/17/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 5 1 O.

IDENTIF. REFERENCE

AUG 17 1 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838377