Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Martin Theaters, Inc. 1308 Broadway Columbus, Georgia 31901	Same	163-0-116 2DU 18000

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bell Forge Associates, a Tennessee joint venture by and among George A. Volkert, Richard W. Sorenson, Carl H. Vereen and W. Gerald Ezell (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Martin Theaters, Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters appearing on the Plan of Bell Forge Commercial Park, Section One, of record in Book 5800, page 142, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants for Bell Forge Commercial Park, Section One, of record in Book 5993, page 769, said Register's Office.

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

George Volkert
Affiant

Subscribed and sworn to before me this 14th day of January, 1983.

Notary Public
My commission Expires:

This is unimproved property.

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, Grantee's 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 as set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of January, 1983.

BELL FORGE ASSOCIATES

By: _____
George A. Volkert

By: _____
Richard W. Sorenson

By: _____
Carl H. Vereen

By: _____
W. Gerald Ezell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a venturer of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purpose therein

contained, by signing the name of the joint venture by himself as venturer.

WITNESS my hand and seal, this 14th day of January, 1983.

Notary Public

My Commission Expires: January 22, 1984

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ~~DAVIDSON~~ FULTON

Before me, Constance Sorenson, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a venturer of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as venturer.

WITNESS my hand and seal, this 14th day of January, 1983.

Constance M. Sorenson
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires March 30, 1985

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the state and county aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a venturer of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as venturer.

WITNESS my hand and seal, this 13th day of January, 1983.

Thomas Trent

Notary Public

My Commission Expires: January 22, 1984

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Thomas Trent, Jr., a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a venturer of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as venturer.

WITNESS my hand and seal, this 14th day of January, 1983.

Thomas Trent

Notary Public

My Commission Expires: January 22, 1984

OFFICIAL RECEIPT

H 26445

BOOK 5993 PAGE 785

IDENTIF. REFERENCE

JAN 17 1 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

DESCRIPTION:

BEING Lot No. 1 on the Plan of Bell Forge Commercial Park, Section One, of record in Book 5800, page 142, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated December 22, 1982, revised January 5, 1983, File No. 4420-91 and described to-wit:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, lying north of Mt. View Parkway and east of Mt. View Road and being part of the Beulah Morgan property as of record in Deed Book 2997, page 307, Register's Office for Davidson County, Tennessee, more particularly described as follows:

> Beginning at a point 2.63 feet from the easterly margin of Mt. View Road and the southwest corner of the Morgan property; thence, northwesterly with the proposed right-of-way of Mt. View Road and a curve to the left having a central angle of 07° 41' 53", a radius of 703.97 feet, a curve length of 94.58 feet with a chord bearing and distance of N 22° 29' 37" W, 94.51 feet; thence, N 26° 20' 31" W, 231.31 feet to the beginning of a curve to the right; thence, with said curve having a central angle of 03° 09' 13", a radius of 725.74 feet, a curve length of 39.95 feet, and a chord bearing and distance of N 24° 45' 41" W, 39.94 feet; thence, with a curve return to the right having a central angle of 94° 20' 42", a radius of 25.00 feet, a curve length of 41.16 feet and a chord bearing and distance of N 23° 58' 56" E, 36.67 feet; thence, with the southerly margin of proposed Bell Forge Lane East, N 71° 09' 29" E, 208.50 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 45° 21' 33", a radius of 480.00 feet, a curve length of 380.00 feet, and a chord bearing and distance of N 48° 28' 43" E, 370.15 feet; thence, leaving said proposed lane, S 64° 12' 04" E, 485.62 feet; thence, S 41° 15' W, 312.04 feet; thence, S 58° 45' W, 465.00 feet; thence, N 86° 33' 43" W, 168.09 feet to the point of beginning. Containing 7.73 acres, more or less.

BEING a portion of the property conveyed to Bell Forge Associates by deed from Beulah Morgan, a widow, of record in Book 5843, page 945, Register's Office for Davidson County, Tennessee.

1630 01/17 1835.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5993 PAGE 786

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
			700000.00- CO	
			1800.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1935.50-	
1630A01/17/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 4 5

IDENTIF. REFERENCE

JAN 17 7 1 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921689