This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

J 2 4 3 1 0

IDENTIF. REFERENCE

Jul 29 3 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 1985.

Notary Public

My commission expires: July 27, 1988

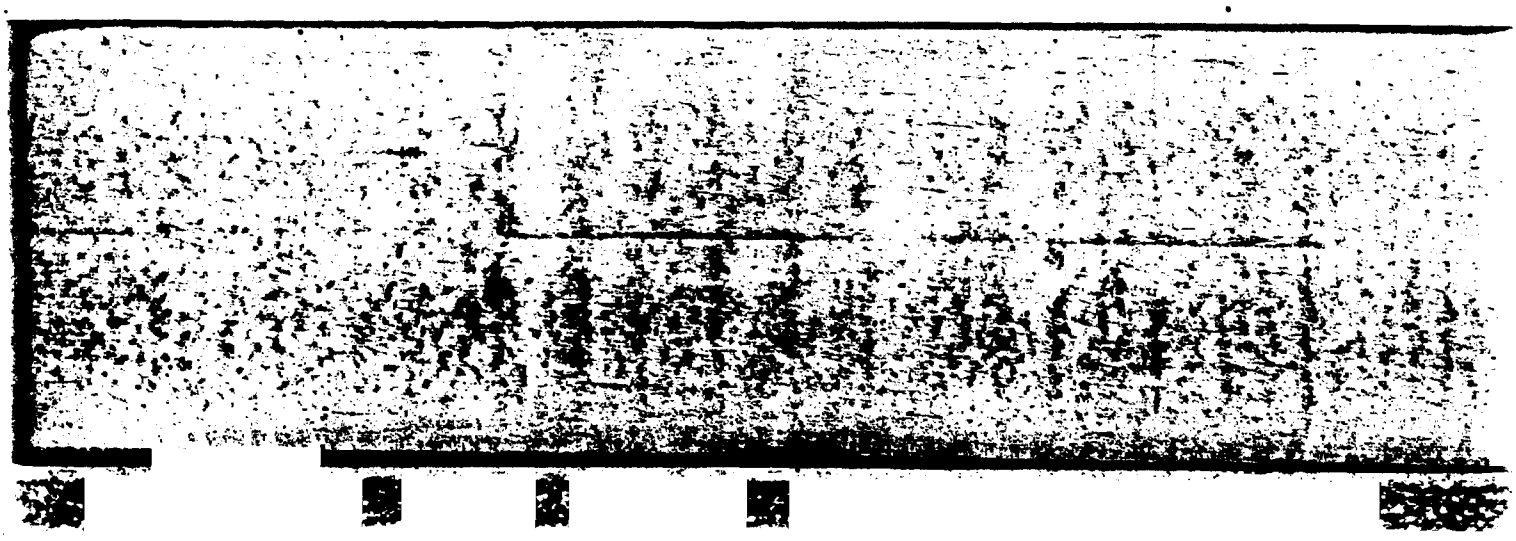
Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
All American Bowling Corporation 2833 Main Street East Point, Georgia 30344	All American Bowling Corporation 2833 Main Street East Point, Georgia 30344	Map 118-12 Parcel 60

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RECREATIONAL REALTY CORPORATION, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ALL AMERICAN BOWLING CORPORATION, a Georgia corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto.

This conveyance is subject to the following:

1. Taxes for the year 1985, a lien but not yet due and payable, which have been prorated between the Grantor and the Grantee and payment of which is assumed by the Grantee.

2. The Plan of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee, shows an owner's certificate; Tract No. 1: a 30 foot minimum building setback line from Foster Creighton Drive; and Armory Drive, a 10 foot sewer easement



along the easterly boundary of Lot 61, and the westerly and northerly boundary of Lot No. 67 and two 10 foot easements for water lines near the easterly boundary of Lot No. 66. Tract No. 2: a 30 foot setback line from Foster Creighton Drive, and a 5 foot easement for a sewer line along the rear line of the lot. For Lot 62: shows a 30 foot setback line from and along Foster Creighton Drive, 10 foot easement for an 8 inch sewer line along the rear line of the property.

3. Restrictive Covenants of record in Book 2708, Page 87, said Register's Office, as amended in Book 2741, Page 553, Book 3029, Page 174, Book 3789, Page 843, and Book 4233, Page 714, said Register's Office.

4. Easement for the use of all of the sewage facilities and equipment in, on and over premises set out in deed from G. F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 617, said Register's Office.

5. The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewage lines and other utilities which are presently or may in the future be installed in, on and across said property within the boundaries of the above mentioned easement reserved for railroad right-of-way as set forth in that certain instrument of record in Book 2499, Page 86 and Book 2293, Page 573, said Register's Office.

6. The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in that certain deed from the United States of America to DeWitt Carter, Trustee, of record in book 2152, Page 347, said Register's Office, to which reference is here made for a more accurate description thereof.

This is improved property known as the Pla-Mor Bowling Facility, Foster Creighton Drive, Nashville, Davidson County, 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 the Grantor does covenant with the said Grantee that it 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 above.

And the Grantor does further covenant and bind itself, its successors and assigns, 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 my hand this the 29th day of July, 1985.

RECREATIONAL REALTY CORPORATION

By: _____
H. Lynn Greer, Jr., Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared H. Lynn Greer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the Secretary-Treasurer of RECREATIONAL REALTY CORPORATION, a Tennessee corporation, the within named bargainor, and who acknowledged that he being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Secretary-Treasurer.

WITNESS my hand and seal this the 29th day of July, 1985.

NOTARY PUBLIC

My commission expires:

July 29, 1987

EXHIBIT "A"

PROPERTY DESCRIPTION BOOK 5616 PAGE 815

Land in the Sixth Civil District of Davidson County, Tennessee, being Lots Nos. 61, 62, 66 and 67 in Sidco Subdivision, Section III, of record in Book 2663, page 41, Register's Office for said County.

Said Lot No. 61 is more particularly described as follows:

Beginning at a point in the easterly margin of Foster Creighton Drive at the common corners of Lots Nos. 61 and 62 on said Plan; thence, easterly along the boundary of Lots Nos. 61 and 62, 180 feet to a point; thence, southerly along the line between Lots Nos. 61 and 67, 150.0 feet to a point in the northerly margin of Armory Drive; thence, along the northerly margin of Armory Drive, 130.0 feet to a point at the beginning of a curve; thence, around said curve, having a radius of 50.0 feet, 78.54 feet to a point in the easterly margin of Foster Creighton Drive; thence along the easterly margin of Foster Creighton Drive 100.0 feet to the point of beginning.

Said Lot No. 66 is more particularly described as follows:

Beginning at a point in the northerly margin of Armory Drive at the common corners of Lots Nos. 66 and 67; thence, northerly along the easterly boundary of said Lot No. 67, 215.0 feet to a point in the southerly margin of Lot No. 65 on said Plan; thence, easterly along the southerly margin of said Lot No. 65, 129.75 feet to a point in the easterly boundary of Sidco Subdivision; thence, southerly along said easterly boundary of said Subdivision, 344.91 feet to a point in the easterly margin of Armory Drive; thence, northwesterly around a curve having a radius of 130.00 feet, 204.1 feet to the point of beginning.

Said Lot No. 67 is more particularly described as follows:

Beginning at a point in the northerly margin of Armory Drive at the common corners of Lots Nos. 66 and 67 on said Plan; thence, westerly along said northerly margin of Armory Drive 92.45 feet to a point at the common corners of Lots Nos. 61 and 67 on said Plan; thence, northerly along the easterly margin of Lot No. 61, 215.0 feet to a point in the southerly margin of Lot No. 64 on said Plan; thence, easterly along the southerly boundary of said Lot No. 64 and Lot No. 65, 92.45 feet to a point; thence, southerly along the westerly boundary of Lot No. 66, 215.0 feet to the point of beginning.

Said Lot No. 62 is more particularly described as follows:

Said Lot No. 62 fronts 116.12 feet on the easterly side of Foster Creighton Drive and runs back 180 feet to the southerly line and 150 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 124.29 feet thereon.

Being the same property conveyed to Recreation Realty Coporation by deeds of record in Book 3177, page 456, and in Book 3177, page 220, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6616 PAGE 816

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
			400000.00- CONT.	
			1040.00 RSTAX	
			.50 RFEE	
			12.00 MISC	
			CHECK 1052.50-	
			2238A07/29/85 3AL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 3 1 0

IDENTIF. REFERENCE

JUL 29 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158333