DP2:FRDBK00366 05/13/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 6886 PAGE 951

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Sherwin-Williams Development Corporation 101 Prospect Ave., N.W. Cleveland, Ohio 44115	Same	96-1-73

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WINNERS CORPORATION ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SHERWIN-WILLIAMS DEVELOPMENT CORPORATION ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto. Said property is conveyed subject to the exceptions listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21 day of May 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WINNERS CORPORATION

By: _____ (Title) President

IDENTIFICATION 10643

Jun 13 3 35 PM '86

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonnie J. Stout, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of WINNERS CORPORATION, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 21st day of May, 1986.

Janice M. Jackson
Notary Public

My Commission Expires:
10/3/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $93,000.00.

L. Gregory Lewis
Affiant

Sworn to and subscribed before me this 21st day of May, 1986.

Janice M. Jackson
Notary Public

My Commission Expires:
10/3/87

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Resubdivision of Lot No. 3 of Hermitage Commercial Park, of record in Book 6250, page 898, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Highway 70N at the southwest corner of Lot 3, Hermitage Commercial Park, of record in Book 5210, page 279, said Register's Office; thence N 37 degrees 47 minutes 00 seconds W 20.00 feet to a point; thence S 52 degrees 16 minutes 10 seconds W 10.00 feet to a point; thence N 37 degrees 47 minutes 00 seconds W 152.00 feet to an iron pin; thence N 52 degrees 16 minutes 10 seconds E 150.00 feet to an iron pin; thence S 37 degrees 47 minutes 00 seconds E 172.00 feet to the northerly margin of Highway 70N; thence with the northerly margin of Highway 70N S 52 degrees 16 minutes 10 seconds W 140.00 feet to the point of beginning.

BEING part of the property conveyed to Winners Corporation by deed from Vadborn Realty Corp. of record in Book 6108, page 545, said Register's Office.

EXHIBIT B

1. Taxes for 1986, a lien, but not yet due and payable.

2. Subject to restrictive covenants of record in Book 5601, page 791, Register's Office for Davidson County, Tennessee.

3. The plan of record in Book 6250, page 898, said Register's Office, which shows certain setback lines, and certain utility, storm drainage, and sewer easements.

4. Deed for an easement for water and sewer lines 15 feet in width along the front line of said lot which adjoins the right-of-way of Lebanon Road of record in Book 3180, page 556, said register's Office.

5. Revocation of Declaration of Easements and Reservation of Rights as to utility lines of record in Book 5677, page 600, said Register's Office.

6. Restrictions of record in Book 6108, page 545, as follows:

   (a) No building, improvement, building sign or free-standing sign erected or installed on the property will exceed two stories in height at any time.

   (b) The property will not be used for the primary purpose of motion picture exhibition prior to May 12, 1992.

7. Applicable governmental building and zoning restrictions.

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

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 955

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

93000.00- CONT.
241.80 CSTAX
.50 PRFE
12.00 WDE D
CHECK 254.30-
5653A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 0 6 4 3

IDENTIFICATION/REFERENCE

Jun 13 3 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259235