THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Arthur H. Perlen 2517 Nolensville Road Nashville, TN 37211	Same	Map 115-5 Parcel 280

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

S & L Amusement Co., Inc., a Tennessee corporation,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Arthur H. Perlen, a 1/3 undivided interest; Joe Max Perlen, a 1/3 undivided interest; Margaret S. Perlen, a 1/6 undivided interest; and Willard R. Perlen, Testamentary Trust, Joe Kraft, Trustee, a 1/6 undivided interest; all as tenants in common

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 1 of Block No. 26 on the Plan of the Re-Subdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, said Register's Office, described as follows:

Beginning on the easterly line of the right-of-way of the Nashville Railway and Light Company, now abandoned, at the corner of Lot Nos. 1 and 4 on said plan; thence easterly with the line between said two lots, 137 feet to the westerly line of a private 10 foot alley; thence with the line of said alley northerly 53 1/2 feet; thence westerly 162 3/4 feet to the easterly line of said right-of-way; thence with said line southerly 58 1/2 feet to the beginning.

INCLUDED in this description but specifically EXCLUDED from this conveyance is a strip conveyed to the State of Tennessee by deed of record in Book 2021, page 420, described as follows:

A strip extending from Survey Station 529+65 at the boundary line of the lands of Townes, 60 feet long and bounded on the north by the lands of Townes' on the south by the lands of Barnal; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of proposed highway as staked out; containing 300 square feet, more or less.

Being the same property conveyed to S & L Amusement Co., Inc. by deed from Willard R. Perlen, Trustee of Willard Jewelry Co., Employees Pension Fund, of record in Book 6287, page 894, Register's office for Davidson County, Tennessee.

Taxes for 1989 are prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 2606 Nolensville Road Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of February, 1989.

S & L AMUSEMENT CO., INC.

By: _____
BOBBY G. LAWSON,
Secretary

4163 02/03 0101 03CHECK 468.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby G. Lawson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of the S & L Amusement Co., Inc., the within named bargainor, a corporation, and that he as such Secretary 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.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of February, 1989.

My Commission Expires:
1-12-89

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

_____
AFFIANT

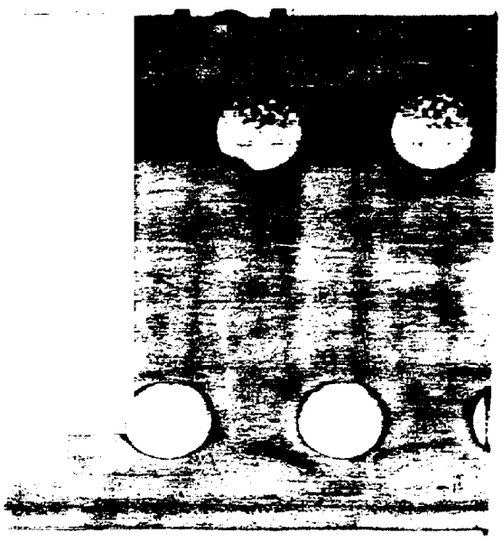
Subscribed and sworn to before me this 1st day of February, 1989.

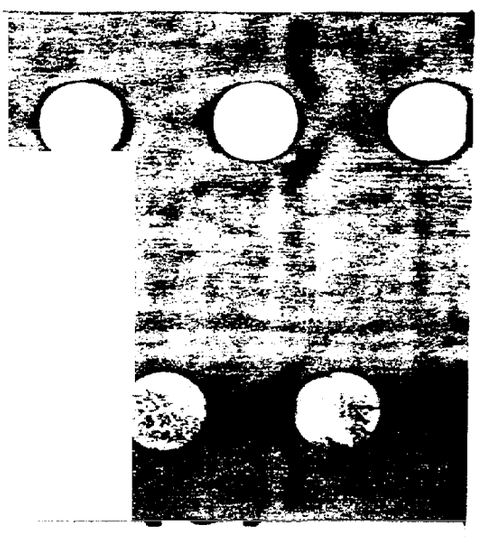
My Commission Expires:
1-12-89

_____
NOTARY PUBLIC

FEB 3 8 54 AM '89

06433





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 283

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 140000.00
CON TX 462.00
PRFEE 0.50
[illegible] 6.00
TOTAL 468.50
CHECK 468.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06433

FEB 3 8 54 AM '89

02/03/89 01 08:56 0001 4163

No. 178669