MDSWP2603 01/31/90 dr

Box 18
(KAG)

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

GENERAL WARRANTY DEED

BOOK 8037 PAGE 912

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
G. Edward Cooke and Nancy B. Cooke 345 24th Avenue North Nashville, TN 37203	Same	Map 146-4 Parcel 1.03

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, Amusement Incorporated, a Tennessee corporation, and Nathan Wall, individually ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto G. Edward Cooke and wife, Nancy B. Cooke ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, City of Nashville, described as follows: BEGINNING at the intersection of the northerly line of Harding Place (formerly Sidco Drive) as said line of Drive is described in a deed from the Grantor to Davidson County, dated July 8, 1961, and the easterly boundary of Parcel #19 in a deed of January 19, 1959, from Houston-McCord Realty Company to Louisville and Nashville Railroad Company, recorded in Book 2883, Page 173, of the Register's Office of said County; thence North 40 deg 15' East along said last mentioned boundary six hundred twelve and sixty two hundredths (612.62) feet to a point in the westerly line of Trousdale Drive; thence curving to the left with a curved line having a radius of 741.24 feet from a tangent bearing South 18 deg 10' West, following the said line of Trousdale Drive, one hundred eighty one and fifty-five hundredths (181.55) feet to a point; thence continuing with said line of Drive, South 3 deg 59' West, one hundred nineteen and fifty-three hundredths (119.53) feet to a point; thence, still following said line of Trousdale Drive, and the northerly line of Harding Place, curving to the right with a curved line having a radius of 219.84 feet from a tangent bearing South 3 deg 59' West, a distance of four hundred and sixty-four hundredths (400.64) feet to a point; thence, curving to the right with the said line of Trousdale Drive, and with the said north line of Harding Place (formerly Sidco Drive), along a curved line having a radius of 1117.3 feet from a tangent bearing North 71 deg 36' West, a distance of thirty and fifty-five hundredths (30.55) feet to a point; thence, with the said north line of Harding Place, North 70 deg 02' West, thirty-seven and forty-five hundredths (37.45) feet to the point of beginning, containing one and seventy-four hundredths (1.74) acres, more or less.

TRACT NO. II:

Land in Davidson County, Tennessee, City of Nashville, described as follows: BEGINNING at the southwest

corner of a 1.74 acre, more or less, tract of land conveyed to the Grantee herein by Houston-McCord Realty Company, by deed dated December 31, 1961; thence North 40 deg 15' East along the northwest line of said above mentioned conveyance a distance of six hundred twelve and sixty-two hundredths (612.62) feet to a point in the west line of Trousdale Drive; thence in a northerly direction along the west line of Trousdale Drive, to a point; thence South 40 deg 15' West along a line forty (40) feet northwestwardly at right angles from and parallel to the first described course herein a distance of six hundred and sixty (660) feet, more or less, to a point in the north line of Harding Place (formerly Sidco Drive); thence South 70 deg 02' East a distance of forty-two and sixty-four hundredths (42.64) feet to the point of beginning, containing fifty-eight hundredths (0.58) acre, more or less.

Included in the above described property, but specifically excluded herefrom is the following described tract of land:

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the Land of Overton Estates, as of record in Plat Bok 421, Page 159, Register's Office for said County, in the 6th Civil District of said County, described according to a copy of a survey therof made by J. L. Murphy, Surveyor, August 8, 1962, as follows:

BEGINNING at a point on the westerly margin of Trousdale Lane, being the southeast corner of this tract and further described 362.08 feet north of the intersection of the northerly margin of Harding Place (formerly Sidco Drive) and said westerly margin of Trousdale Lane; thence North 49 deg 45' West 152.52 feet to a point, the southwest corner of this tract common to the easterly property line owned by the L. & N. Railroad; thence with said line, North 40 deg 15" east 224.80 feet to a point lying in the westerly margin of Old Trousdale Lane; thence with said margin, South 9 deg 41' East 52.27 feet to the intersection of the old and new margins of said Trousdale Lane; thence southerly with said margin of New Trousdale Lane, around a 7.7 deg. curve, 181.55 feet; thence continuing with said margin, south 3 deg 59' West 41 feet to the point of beginning, containing .40 acre.

Included in the above described property, but specifically excluded herefrom is the following described property:

BEING part of Lot No. 3 on the Map of the Land of the Overton Estate, as of record in Book 421, Page 159, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish, Engineers, dated October 18, 1963, as follows:

BEGINNING at an iron stake in the northerly margin of Harding Place, formerly Sidco Drive, at its intersection with the easterly line of the L. & N. Railroad property; thence along said Railroad right of way, North 40 deg 15' East 147.79 feet to a point marked by a drilled hole in wall; thence South 49 deg 38' East 125 feet to a spike; thence South 12 deg 53' West 81.93 feet to an iron stake in the northerly margin of Harding Place, formerly Sidco Drive; thence with the margin of the same, westerly 179.94 feet to the point of beginning.

Being the same property conveyed to Amusement Incorporated and Nathan Wall, as equal tenants in common by deed from S & L Amusement Co., Inc., a Tennessee corporation of record in Book 7914, page 979, Register's Office for Davidson County, Tennessee.

This is improved property known as 4501 Trousdale Drive, Nashville, Tennessee 37204.

Said property is conveyed subject to the following matters:

1. Taxes for 1990, a lien but not yet due and payable.

2. Agreements contained in Deeds of record in Book 3316, page 223, and Book 3399, page 489, R.O.D.C.

3. Notice of State Tax Lien against Nashville Dog, et al, filed 5-6-87, of record in Book 7227, page 137, R.O.D.C., together with any and all other sums due by reason of assessments for additional taxes.

4. Notice of State Tax Lien against The Nashville Dog, Inc. d/b/a Nashville Dog III, filed 12-30-86, of record in Book 7085, page 435, R.O.D.C., together with any and all other sums due by reason of assessments for additional taxes.

5. Notice of Federal Tax Lien against Nashville Dog, Inc., a corporation, filed 11-30-87, of record in Book 7413, page 372, R.O.D.C., in the amount of $3,034.95, plus penalty, interest & costs.

6. Financing Statement executed by Del A. Loos d/b/a The Fish Factory, Inc. of record in Book 6986, page 909, R.O.D.C.

7. Subject to all terms and conditions of the leases set forth on the rent roll attached as Exhibit ~~B~~ A hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, personal representatives and successors, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This property is not now, nor has it ever been the principal place of residence of Nathan Wall and his wife.

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 1st day of Feb. 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMUSEMENT INCORPORATED

By: Donald Wall
Donald Wall, Vice President

Nathan Wall
Nathan Wall, Individually

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DONALD WALL, 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 Vice President of Amusement Incorporated, the within named bargainor, a Tennessee corporation, and the he as such officer 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 1st day of Feb., 1990.

Notary Public

My Commission Expires:
5/8/91

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Susan Grace Summons, a Notary Public, Nathan Wall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of Feb., 1990.

Notary Public

My Commission Expires:
5/8/91

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,030,000.

J. Edward Cook
Affiant

Sworn to and subscribed before me this 1st day of Feb., 1990.

Notary Public

My Commission Expires:
5/8/91

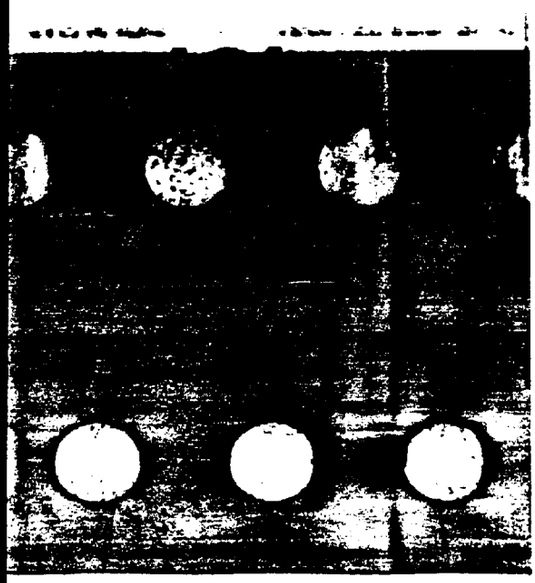
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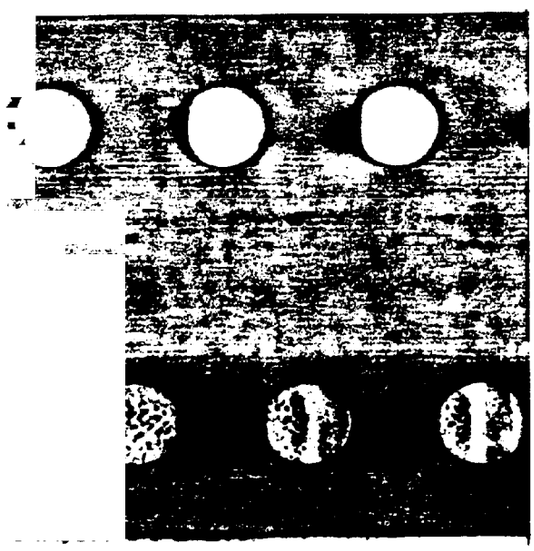
Exhibit "A"

RENT ROLL - HAILEY SHOPPING CENTER
4501 Trousdale

Tenant	Sq. Ft.	Monthly Pmt.	Years
Nashville Dog	1,500	$1,000.00	3 yrs. Ex. 11/30/89 No Option
Insurance Co.	455	550.00	3 yrs. Ex. 6/92 No Option
Beauty Shop	1,200	$1,000.00	3 yrs. Ex. 8/92 Price Negotiation - 2nd yr.
Liquor Store	1,200	$ 700.00	Ex. 8/91 5 yr. Option $1,000 mo.
Stop & Go Market	3,300	$1,000.00 & % $550.00 per year	Ex. 10/31/91 3-5 yr. Option
Barber Shop	800	$ 266.67	Ex. 7/87 No Option
Moma Mia's	2,000	$1,545.00	2 yrs. Ex. 10/14/90 Option - 1 yr. 3% increase
Movies to Go	5,600	$4,000.00	3 yr. Ex.10/14/92 Option - 5 yr. $5,000 mo.

FEB 1 3 14 PM '90
DAVIDSON COUNTY TN.
IDENTIF. REFERENCE
0 0 9 5 8





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 917

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

CAMT 1030000.00
CON TX 3399.00
PRFEE 1.00
WDEED 15.00
TOTAL 3415.00
CHECK 3415.00

02/01/90 01 15:11 0001 9457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00958

IDENTIF. REFERENCE

FEB 1 3 14 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289497