90-8213

Box 49

Pla Mor Lanes
Nashville, TN
II. C. 22

Recording Requested by and When Recorded Return To:

Lawyers Title Insurance Corporation
Attn: William R. Harrison, Jr.
P. O. Box 754
Richmond, VA 23206

BOOK 8045 PAGE 449

2783 02/14 0101 03CHECK 1045.90

Map & Parcel
118-12-60

Space above for Recording Officer's Use

WARRANTY DEED

THIS INDENTURE, made as of January 31, 1990 between **ALL AMERICAN BOWLING CORPORATION,** a corporation organized and existing under the laws of Georgia ("Grantor"), whose mailing address is 2675 Paces Ferry Road, Atlanta, Georgia 30339, and **AMF BOWLING CENTERS I, INC.,** an Alabama corporation ("Grantee"), whose mailing address is 901 East Cary Street, Richmond, Virginia 23219;

WITNESSETH: That said Grantor for and in consideration of **TEN DOLLARS** to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto Grantee, its successors and assigns forever the certain tract of land located in Davidson County, Tennessee, described in Exhibit A attached hereto and by this reference fully incorporated herein;

Subject to easements, restrictions, reservations, covenants and agreements of record, if any, and to nondelinquent taxes and assessments, general and special, and installments thereof which have been prorated between Grantor and Grantee and payment of which is assumed by Grantee.

Subject to the lien of that certain Deed of Trust and Security Agreement for the benefit of Recreational Realty Corporation, dated July 29, 1985 and recorded in Book 6616 at page 817 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise

This Instrument Prepared By:

Richard W. Scarritt
Spencer Fane Britt & Browne
1400 Commerce Bank Building
1000 Walnut Street
Kansas City, MO 64106-2140

Send Tax Bills to:

AMF BOWLING CENTERS I, INC.
901 East Cary Street
Richmond, VA 23219

hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, its successors and assigns forever; and the said Grantor for itself and its successors and representatives do covenant and agree to and with the said Grantee, and its successors or assigns that it is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that it has good right to sell and convey the same to Grantee as aforesaid; and that the before granted land and premises it will warrant and defend against all lawful claims whatever; except as herein provided.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by and through its duly authorized officers as of January 31, 1990.

[SEAL]

Attest: _____
Scott Stern, Secretary

ALL AMERICAN BOWLING CORPORATION

By: _____
William M. Kratzenberg
Vice President

STATE OF GEORGIA)
)ss.
COUNTY OF Cobb)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **WILLIAM M. KRATZENBERG** and **SCOTT STERN,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President and Secretary, respectively, of **ALL AMERICAN BOWLING CORPORATION,** a Georgia corporation, the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Secretary, respectively.

Witness my hand, at office, this 8th day of February, 1990.

[SEAL]

_____
Notary Public

My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires June 20, 1990

STATE OF VIRGINIA)
CITY)ss.
~~COUNTY~~ OF RICHMOND)

I, Beverley W. Armstrong, first being duly sworn, make oath as follows:

1. I am the President of AMF BOWLING CENTERS I, INC., Grantee in this Deed; and

2. $313,000.00 is the greater of the actual consideration for or actual value of the property transferred by this Deed.

Dated: February 9, 1990.

B. W. Armstrong
(Signature)

Subscribed and sworn to before me this 9th day of February, 1990.

[SEAL]

Notary Public

My Commission Expires:

2/28/91

03788

IDENTIF. TREFERENCE

FEB 14 9 57 AM '90

EXHIBIT "A"

PROPERTY DESCRIPTION

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 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.

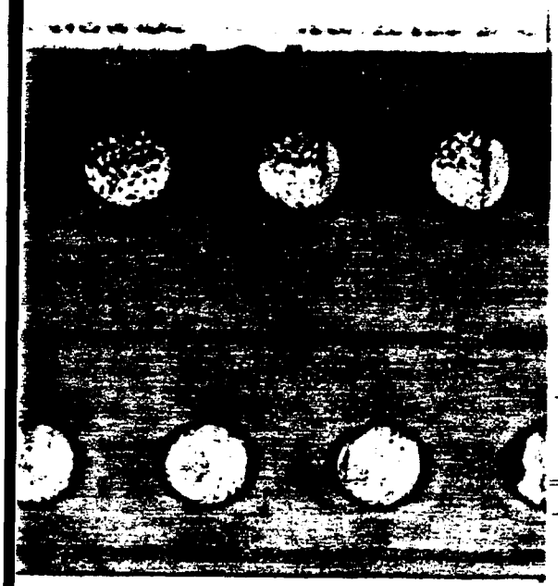
Said Lot No. 62 is more particularly described as follows:

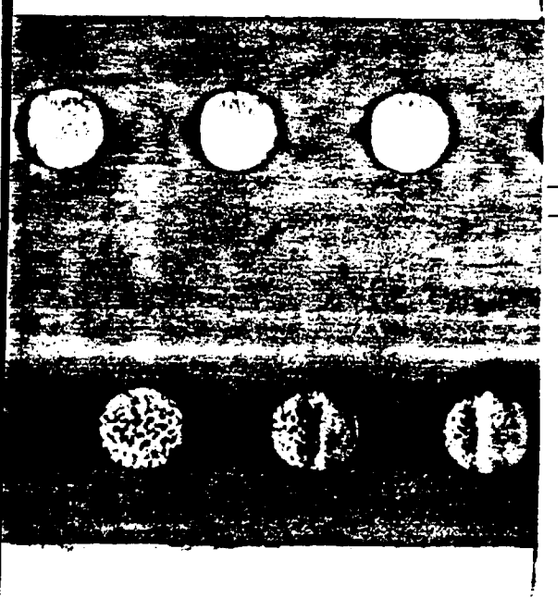
Said Lot No. 62 fronts 116.12 feet on the easterly side of Foster Creighton Drive and runs back 180 feet to the southerly line and 150 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 124.29 feet thereon.

Being the same property conveyed to All American Bowling Corporation by deed of record in Book 6616, page 812, Register's Office for Davidson County, Tennessee.

And, being the same property contained in that certain Deed of Trust and Security Agreement from All American Bowling Corporation to Thomas C. Scott, Trustee, for the use and benefit of Recreational Realty Corp. of record in Book 6616 at page 817, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.





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

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 453

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
313000.00
CON TX 1032.90
PRFEE 1.00
WDEED 12.00
TOTAL 1045.90
CHECK 1045.90

02/14/90 01 09:56 0001 2783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03788

IDENTIF. TREFERENCE

FEB 14 9 57 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 292782