Box 37
LL

BOOK 9132 PAGE 325

THIS INSTRUMENT PREPARED BY
JANICE N. SMITH, ESQ.
LONG ALDRIDGE & NORMAN
ONE PEACHTREE CENTER
303 PEACHTREE STREET
SUITE 5300
ATLANTA, GEORGIA 30308

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$800,~~000.00

AFFIANT

ADDRESS OF NEW OWNER AS FOLLOWS:

CARMIKE CINEMAS, INC.
1301 First Avenue
P. O. Box 391
Columbus, Georgia 31994
Attn: Lamar Fields

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF OCTOBER, 1993

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/94

****

SEND TAX BILLS TO:

MAP PARCEL NUMBERS: 142-205

CARMIKE CINEMAS, INC.
1301 First Avenue
P. O. Box 391
Columbus, Georgia 31994
Attn: Lamar Fields

93 OCT 29 PM 1:47

79634

IDENTIF. & REFERENCE

****

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, W. B. WIGGINS, JR., A GEORGIA RESIDENT, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARMIKE CINEMAS, INC., A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE CERTAIN MATTERS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS IS IMPROVED PROPERTY. THIS IS NOT THE HOMESTEAD OF GRANTOR.

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 HEIRS AND ASSIGNS, FOREVER, AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, EXCEPT AS HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER

GRANTOR, EXCEPT AS HEREINABOVE SET FORTH. 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 AS OF THE 29TH DAY OF OCTOBER, 1993.

W. B. WIGGINS, JR.

SHARON D. WIGGINS, wife of W.B. Wiggins, Jr., hereby joins in this conveyance solely for the purpose of releasing any interest she may have in the subject property.

Sharon D. Wiggins

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. B. WIGGINS, JR. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at ATLANTA GA on this the 29th day of October, 1993.

Notary Public

My commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires May 26, 1997

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARON D. WIGGINS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at ATLANTA GA on this the 29th day of October, 1993.

Notary Public

My commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires May 26, 1997

Schedule of Exhibits

Exhibit "A": Legal Description
Exhibit "B": List of Title Exceptions

265834

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Davidson County, Tennessee, being Lot No. 1, on the Plan of Bellevue Center, Section 3, as shown on plat of record in Plat Book 5200, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to W. B. Wiggins, Jr. by deed of record in Book 8514, Page 307, Register's Office of Davidson County, Tennessee.

TOGETHER WITH:

Rights created by virtue of that certain Joint Parking Easement "B", as shown on Plat of Bellevue Center Section 3 recorded at Book 5200, Page 103, Register's Office for Davidson County, Tennessee.

TOGETHER WITH:

Rights created by virtue of that certain Ingress/Egress Easement, as described in Easement dated September 20, 1977, from American National Insurance Company to Martin Theatres of Georgia, Inc. and Harry Rowland, Trustee of record in Book 5205, Page 118, aforesaid records.

TOGETHER WITH:

Rights created by virtue of those certain Easements as described in Easement dated September 28, 1977, from Belle Forest Properties, Harry M. Rowland, Trustee to Martin Theatres of Georgia, Inc. of record in Book 5205, Page 116, aforesaid records, and re-recorded at Book 5216, Page 759, aforesaid records.

TOGETHER WITH:

Rights created by virtue of that certain Cross Easement as described in Cross Easement dated September 28, 1977 between Belle Forest Properties, Harry M. Rowland, Trustee, and Martin Theatres of Georgia, Inc. of record in Book 5205, Page 125, aforesaid records.

265834

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 1993 and subsequent years.

2. Easements for Ingress, Egress, as set forth in instrument recorded in Book 5205, Page 114, Register's Office for Davidson County, Tennessee, as to the south 12 feet of the subject property.

3. Rights of others in and to Easement dated September 20, 1977, from American National Insurance Company to Martin Theatres of Georgia, Inc. and Harry Rowland, Trustee, of record in Book 5205, Page 118, aforesaid records.

4. Rights of others in and to the Easement dated September 28, 1977, from Belle Forest Properties, Harry M. Rowland, Trustee to Martin Theatres of Georgia, Inc., of record in Book 5205, Page 116, aforesaid records, and re-recorded at Book 5216, Page 759, aforesaid records.

5. Rights of others in Cross Easement dated September 28, 1977, between Belle Forest Properties, Harry M. Rowland, Trustee, and Martin Theatres of Georgia, Inc. of record in Book 5205, Page 125, aforesaid records.

6. Restrictions shown on Plat of Bellevue Center, Section 3 recorded in Book 5200, Page 103, aforesaid records.

7. Easements and Building Setbacks as shown on Plat of Bellevue Center Section 3 recorded in Book 5200, Page 103, aforesaid records.

8. Matters shown on the Plan of record at Book 5200, page 103, Register's Office for Davidson County, Tennessee (the "Plat") and the survey prepared by Ragan-Smith-Murphy & Associates for Wiggins Associates, being Job No. 89-204, last dated September 23, 1993 (the "Survey"), including the following:

   (a) Joint Parking Easement "A" shown on the northeastern boundary of the land subject to this commitment (the "Property");

   (b) 15-foot minimum building setback line as shown on the Plat and the Survey;

   (c) 15-foot public utility and drainage easement along the easterly boundary as shown on the Plat and the Survey;

   (d) 12-foot public utility and drainage easement at the southern portion of the Property as shown on the Plat and the Survey;

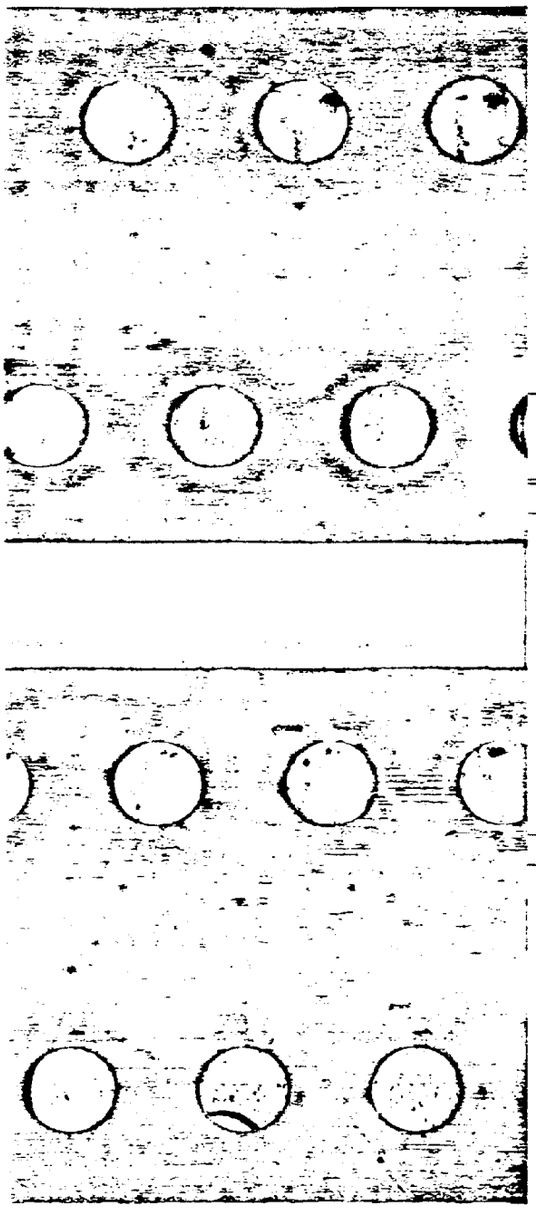
   (e) 24-foot joint roadway access easement shown at the southern portion of the Property;

   (f) Ingress and egress easements along the southern boundary of the Property described in instruments of record at Book 5205, page 116 (re-recorded in Book 5216, page 759), said Register's Office and Book 5205, page 114, said Register's Office;

   (g) Underground electric cables and light poles as indicated on the Survey.

265834

10/28/0101 03CHECK 2977.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9132 PAGE 329

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	
				800000.00
			CON TX	2960.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2977.00
			CHECK	2977.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/29/93 01 13:47 0001 7830

79634
IDENTIF. & REFERENCE

93 OCT 29 PM 1:4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 715634