40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10869 PG 453
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Leonard C. Lewis III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 1998

Notary Public

MY COMMISSION EXPIRES: 9/28/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard C. Lewis, III	New Owner	Map 106-6
(NAME)	(NAME)	
627 Murfreesboro Road		Parcels 49 and
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		49.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rock City Realty Co., Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard C. Lewis, III and wife, Jean Lewis JNB

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to real property taxes for the current year which have been prorated and assumed by Grantee and such limitations, restrictions and easements as may affect the premises.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR -2 PM 3:45
IDENTIF. & REFERENCE
0420692

unimproved ( )
This is improved (X) property, known as 623 & 629 Murfreesboro Road, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 27 day of MARCH, 1998

Rock City Realty Co., Inc.

By:

Title: VICE PRESIDENT

04/02 0101 03CHECK $27.00

BOOK 10869 PG 454

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF Colorado)
COUNTY OF Weld)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Charles Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ _____ (or other officer authorized to execute the instrument) of ROCK CITY REALTY CO., INC., the within named bargainor, a corporation, and that _____ as such _____, executed the within instrument for the purposes stated therein by signing the name of the corporation by _____self as such _____.

Witness my hand and official seal this the 27th day of March, 1998.

Deborah Wheeler
Notary Public

My Commission Expires: 9-8-2000

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey made by Dale and Associates dated March 10, 1998 as follows:

Beginning at an iron rod situated in the southerly margin of Murfreesboro Road, said point being the northeast corner of the H. G. Lipscomb & Co. of record in Deed Book 5935, page 526, Register's Office for Davidson County, Tennessee.

Thence, along said road, S 73 deg 07' 20" E, a distance of 174.33 feet to an iron rod; thence, leaving said road, S 16 deg 52' 40" W, a distance of 92.40 feet to an iron rod; thence, S 62 deg 07' 33" W, a distance of 245.47 feet to an iron rod; thence N 16 deg 52' 38" E, a distance of 265.22 feet to the point of beginning and containing 31,171.894 square feet or 0.716 acres of land more or less.

Being part of the same property conveyed to Rock City Amusement Company by deed from Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee. Rock City Amusement Co., Inc. (being one and the same as Rock City Amusement Company) being the successor by Merger of Rock City Realty Co., Inc. into Rock City Amusement Co., Inc. under Articles of Merger of record in Book 8649, page 542, Register's Office for Davidson County, Tennessee, its name subsequently being changed to Rock City Realty Co., Inc. by Articles of Amendment to the Charter of record in Book 10257, page 119, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10869 PG 456

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

AMT
220000.00
CON TX 814.00
PRFEE 1.00
[illegible] 12.00
TOTAL 827.00
CHECK 827.00

04/02/98 01 15:47 0001 4842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0420692
IDENTIF. ↑ REFERENCE

98 APR -2 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275117