THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

BOOK 11442 PG. 369

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lakewood Theatre Co., Inc. 2215 Old Hickory Blvd. Old Hickory, TN 37138	Same as New Owner	Map 53-7 Parcel 84

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARIANNE DENAULT, joined by her husband, J. T. NARRAMORE, and CATHEY D. WALLACE, joined by her husband, CHARLES WALLACE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LAKEWOOD THEATRE CO., INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Three tracts of land in Davidson County, Tennessee as follows:

TRACT NO 1: Being Lot No. 17, and the five adjoining feet of Lot No. 18 of Block 2 on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 17 and five feet of Lot No. 18 front together 30 feet on the northeasterly side of Hadley Concrete Blvd. and run back between parallel lines 120 feet to an alley.

TRACT NO. 2: Being part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, being two feet of Lot 18 in said Subdivision, said two feet is located five feet south of the line of Lots Nos. 17 and 18 and fronts on the Hadley Blvd., and runs back between parallel lines 120 feet to an alley, and joins the five feet of Lot No. 18, which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 7, 1929, and recorded in Book 842, page 11, said Register's Office.

TRACT NO. 3: Being part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, being ten feet of Lot No. 18 in said Subdivision. Said ten feet is located seven feet south of the line of Lots Nos. 17 and 18 and fronts on the Hadley Blvd. and runs back between parallel lines 120 feet to an alley and adjoins the seven feet of Lot No. 18 which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 29, 1929, as recorded in Book 842, page 11, said Register's Office.

INCLUDED in the above described property but expressly EXCLUDED therefrom are the following described tracts, to-wit:

TRACT NO. 1: BEGINNING at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the

southeast boundary of the Dennis Liggett Property; thence along the said southeast boundary, North 44 deg. 15' East 11 feet more or less to a point; thence South 45 deg. 45' East 42 feet more or less to a point; thence South 44 deg. 15' West 11 feet more or less to a point in the said northeast margin; thence along the said northeast margin, North 45 deg. 45' West 42 feet, more or less, to the point of beginning and containing 462 square feet and conveyed to the State of Tennessee by right-of-way deed from Harold Graden Gaines and Bettye Oldham Gaines, of record in Book 4962, page 538, said Register's Office.

TRACT NO. 2: Being the southerly 4 feet of the northerly 17 feet of Lot No. 18 of Block 2 on the Plan of Dabb's & Elliott's Subdivision No. 1 Old Hickory, Tennessee, known as Dupontonia as of record in Book 547, page 97, said Register's Office. Said tract is described as follows: BEGINNING at a point in the easterly margin of Hadley Blvd. 13 feet southerly from the dividing line between Lots Nos. 17 and 18 in the said subdivision; thence parallel with said dividing line eastwardly 120 feet, more or less, to an alley; thence southwardly along the line of said alley 4 feet to a point; thence westwardly and parallel with the first line 120 feet, more or less, to the easterly margin of Hadley Blvd.; thence along said Boulevard, northwardly 4 feet to the point of beginning, and being the same property conveyed to James M. Pedigo, Jr. by deed from Larry G. Graig, et ux, and Kenneth R. Speakman, et ux, of record in Book 5543, page 482, said Register's Office.

BEING the same property conveyed to Marianne Denault and Cathey D. Wallace, by deed from W. W. Wilson and wife, Jessie Wilson, of record in Book 6998, page 945, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2215 Old Hickory Blvd., Old Hickory, TN 37138.

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 successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 97, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: J. T. NARRAMORE, husband of MARIANNE DENAULT, and CHARLES WALLACE, husband of CATHEY D. WALLACE, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MARIANNE DENAULT

J. T. NARRAMORE

CATHEY D. WALLACE

CHARLES WALLACE

"GRANTEE"

LAKEWOOD THEATRE CO., INC.,
A Tennessee Corporation

BY: _____
PATRICIA SCHAPPERT, President

BY: _____
HILDA B. ARMSTRONG, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIANNE DENAULT and husband, J. T. NARRAMORE, and CATHEY D. WALLACE and husband, CHARLES WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATRICIA SCHAPPERT and HILDA B. ARMSTRONG with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary, respectively, of LAKEWOOD THEATRE CO., INC. the bargainor, a corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and official seal, this the 20th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0577131

INSTRUMENT # REFERENCE

99 APR 22 AM 9:23

REGISTER
DAVIDSON COUNTY, TN.

203.60 0404/22 0101 OCCHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11442 PG 372

05771311

99 APR 22 AM 9:23

AMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 303.60
CHECK 303.60

04/22/99 01 09:25 0001 5635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475581