THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 08/06/01 08:57 2pgs
Fees:13.00 Taxes:592.00

20010806-0083460

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Music City Raceway, Inc. 135 Bluegrass Dr. Hendersonville, Tn. 37075	Same as New Owner	Map 10 Parcel 41

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, VALERIE V. MINETT, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MUSIC CITY RACEWAY, 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:

A tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, dated September 26, 1972, as follows:

BEGINNING at a point in the southerly margin of Ivy Point Road, said point being the northwest corner of the Samuel J. Binkley property; thence South 7 deg. 36 min. 10 sec. west 339.42 feet to an iron pin in the northerly margin of the property of the Tenn. Council of the Assembly of God; thence with said northerly margin, North 86 deg. 08 min. 22 sec. West, 649.10 feet to a point in the easterly margin of Third National Bank property; thence with said easterly margin, North 6 deg. 56 min. 12 sec. East 683.70 feet to a point on the southerly margin of Ivy Point Road; thence with said southerly margin, south 55 deg. 28 min. 28 sec. East 390.91 feet to the point of a curve; thence with the southerly margin around a curve to the left with a radius of 1981.64 feet, a distance of 332.01 feet to the point of beginning.

BEING the same property conveyed to Valerie V. Minett, unmarried, by deed from Lawrence Dale Allen and wife, Jo Ann Allen, of record in Book 10005, page 171, said Register's Office.

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 3322 Ivy Point Road, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, 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.

And, the GRANTOR does further covenant and bind herself, her 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.

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

"GRANTOR"

VALERIE V. MINETT, unmarried

"GRANTEE"

MUSIC CITY RACEWAY, INC.

BY: RICK GONZALEZ, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIE V. MINETT, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Rick Gonzalez, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of Music City Raceway, Inc., the bargainor, a corporation, and as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and official seal, this the 31st day of July, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of July, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001