WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/02 12:14 3pgs
Fees:18.00 Taxes:77.70

20020225-0023683

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: **SAME AS NEW OWNER**	MAP-PARCEL NUMBERS
Clifford Eugene Brown (NAME)	~~T & W Amusement Company, Inc.~~ (NAME)	MAP 93-8
1007 Davidson Street (ADDRESS)	(ADDRESS)	PARCEL 7
Nashville, TN 37206 (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, T & W Amusement Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford Eugene Brown

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:

Land in Davidson County, Tennessee, being parts of Lots No. 65 and 66 on the Plan of J. R. Love's Subdivision of Lots No. 16 and 17 of D. B. Cooper's Addition as of record in Book 161, Page 162, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at the northwest corner of the intersection of South Fifth Street and Crutcher Street; thence with the northerly margin of said Crutcher Street, westwardly 90 feet to an iron pin; thence northwardly and parallel with the westerly margin of South Fifth Street, 50 feet to an iron pin; thence eastwardly 91.2 feet to an iron pin in the westerly margin of South Fifth Street; the corner of said lots 65 and 66; thence with said Street, southwardly 50 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE PREMISES ORIGINALLY CONVEYED TO L. C. FREEMAN, JR., BY DEED FROM LOUIS J. HARTMAN, WHICH HAS BEEN CONDEMNED BY THE NASHVILLE HOUSING AUTHORITY UNDER RULE NO. 63809, CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING at a point, said point being the northwesterly corner of the intersection of South Fifth Street and Crutcher Street; thence along the northerly margin of Crutcher Street a distance of 10.0 feet; more or less; thence with a line in a northeasterly direction a distance of 50.0 feet, more or less, to the northerly margin of the above mentioned property; thence with this northerly margin in an easterly direction a distance of 8.8 feet, more or less, to the westerly margin of South Fifth Street; thence along this westerly margin a distance of 50.0 feet, more or less, and containing 470 square feet,

CONTINUED

This is unimproved ( ) improved (X) property, known as 820 S. 5th Street, Nashville, TN 37206
(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 22nd day of February, 2002

T & W Amusement Company, Inc.
By Nathan Wall
Nathan Wall, President

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 _____, _____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nathan Wall xxxx with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President xxxx xxxxxxx of the T & W Amusement Company, Inc. the within named bargainor, and corporation, and that he as such President xxxx being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nathan Wall as such President, xxxxxxxxxxxxxxxxxxxx xxxxxx.

Witness my hand and official seal at office at Nashville, Tn this the 22nd day of February, 2002 .

My commission expires March 23, 2002

Notary Public

DEANNE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 23, 2002

LEGAL DESCRIPTION CONTINUATION

more or less.

Being the same property conveyed to T & W Amusement Company, Inc. by Warranty Deed from Ernest Marvin Fleming, Jr., which deed is of record in Book 5782, Page 985, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2002, A LIEN, BUT NOT YET DUE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF D. B. COOPER'S ADDITION AS OF RECORD IN BOOK 161, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.