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STATE OF SOUTH CAROLINA } FILED
COUNTY OF Greenville } GREENVILLE CO. S.C.

NOV 22 10 52 AM '83

KNOW ALL MEN BY THESE PRESENTS, that SOUND ONE CORPORATION (formerly Taddeo Construction and Leasing Corporation) a Corporation chartered under the laws of the State of New York and having a principal place of business at 1619 Broadway, N.Y., State of New York 10012, in consideration of Three Hundred and Ninety Thousand (\$390,000) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto AMF LEISURELAND CENTERS, INC., a corporation chartered under the laws of the State of Delaware and having a principal place of business at Jericho Turnpike, Westbury, New York 11590

ALL that certain plot, piece or parcel of land with buildings and improvements thereon erected, situate, lying and being in the County of Greenville, State of South Carolina on the northeastern side of Cedar Lane Road and the eastern side of Orchid Drive and being shown on a plat entitled "survey for N.B.M. Investments, Inc." prepared by W.R. Williams, Jr. Engineers/Surveyor, Inc., P.E. & L.S. dated April 8, 1983* and having according to said plat the following metes and bounds, to wit:

BEGINNING at an old iron at the northeastern intersection of the right-of-ways of Cedar Lane Road and Orchid Drive thence running along the eastern right-of-way of Orchid Drive N.34-18 E. 549.8 feet to an old iron and the property of Associated Realty Co.; thence along said property S. 55-42 E. 224.9 feet to a new iron at the face of a building wall; thence running along the face of the building wall as the property line S. 34-18 W. 590.8** to a spike on the northern right-of-way of Cedar Lane Road; thence along said right-of-way N. 45-22 W. 228.7 feet to the point of BEGINNING,

this being the same property conveyed to the granting corporation by deed of Ira A. Giles, Jr., dated February 12, 1962 and recorded in the office of the register of Mesne Conveyance for Greenville County, South Carolina on February 15, 1962 in Deed Volume 692, page 308.

* recertified November 17, 1983
** feet

13(308) B11-1-12.1

Taddeo Construction and Leasing Corporation merged with Sound One Corporation by Certificate of Merger filed in the Office of the Secretary of State for the State of New York on September 29, 1981.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP 780.00

GREENVILLE COUNTY
107854
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV 21 '83
P.B. 19311
429.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 21st day of November 19 83

SIGNED, sealed and delivered in the presence of:

JOSEPH H. GRUNER
ROBERT S. TRAMANTANO

SOUND ONE CORPORATION
A Corporation
By: ELISHA BERNBAUM Vice President
GAETANO SPERA Secretary

STATE OF New York } PROBATE
COUNTY OF New York }

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21st day of November 1983
Notary Public for New York
My commission expires:
Notary Public State of New York
No. 48-8274744
Qualified in Richmond County
Commission Expires March 30, 1984

JOSEPH H. GRUNER

RECORDED this 22 day of NOV 22 1983 at 10:52 A.M. No. 16554

0.957

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