This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.,
Nashville, Tennessee

BOOK 4003 PAGE 463

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miller G. Kimbrough, et al (NAME:)	Miller G. Kimbrough, et al (NAME:)	Map 60-15
416 Union Street (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Parcel 12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the complete cancellation, redemption and surrender of all of the outstanding capital stock of Hotel Properties, Inc., a Tennessee corporation now in liquidation and dissolution, the said Hotel Properties, Inc. acting through its duly authorized officers has bargained and sold, and by these presents does transfer and convey unto the following named individuals as tenants in common, in the respective percentages as shown, which are the same percentages represented by their respective stockholdings in Hotel Properties, Inc., their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described below.

The Grantees and their respective percentages are:

Charles A. Wheeler, Jr.	50%
Miller G. Kimbrough	20%
Albert H. Phillips	20%
L. R. Kavanaugh	10%

The property conveyed hereby is described as follows:

Being part of Lots Nos. 3 and 9 and all of Lot No. 4 on the Plan of the Subdivision of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, as follows:

BEGINNING on the westerly margin of Dickerson Pike, as widened, at the northeast corner of the property conveyed to Clifton E. Minton and wife, by deed from Grady Minton, as of record in Book 3300, page 245, said Register's Office; thence with said Minton's northern boundary line, westerly 66 feet to said Minton's northwest corner; thence with said Minton's western boundary line, southerly 50 feet to a point in the line between Lots Nos. 2 and 3 on said Plan; thence with the line between said two lots, westerly 289 feet to a point in the eastern boundary line of Lot No. 9 on said Plan; thence westerly 100 feet to a point in the line between Lots Nos. 9 and 10 on said Plan; thence with the line between said two lots northerly 200 feet; thence South 78° East 455 feet to the westerly margin of Dickerson Pike; thence with the same, southerly 150 feet to the beginning.

Being the same property conveyed to Hotel Properties, Inc. by deed from Charles Wittenbeck and wife, dated May 7, 1965, of record in Book 3982, page 633, Register's Office of Davidson County, Tennessee.

( ) This is improved (X) property, known as 2706 Dickerson Road, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the ~~said~~ within named Grantees in the respective percentage interests shown herein, their *heirs and assigns, forever.*

And Grantor ~~/xx~~ does *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple;* ~~has~~ has *a good right to convey it, and the same is unencumbered.*, except as follows: Deed of trust dated June 15, 1961 from Corbert Homer Welch, et ux, to Vaden Lackey, Jr., Trustee, of record in Book 3242, page 363, RODC , securing principal indebtedness of $4550.00; vendor's lien in deed from James A. Mason, et ux, to Corbert Homer Welch, et ux, dated May 29, 1961, in Book 3225, page 592, RODC, securing principle indebtedness of $135,000.00; vendor's lien in deed from Corbert Homer Welch, et ux, to Otis D. McMurtry, dated October 31, 1961, in Book 3285, page 349, RODC, securing principal indebtedness of $22,150.00; agreement between James A. Mason, et ux, ~~xxx~~ and R. W. McKinney, et ux, dated May 4, 1953, in Book 2731, page 196, RODC; lien of current taxes.

~~And for the said land to the said heirs and assigns against the lawful claims of all persons whomsoever.~~

And Grantor does further covenant and bind itself, its successors and assigns, 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.*

Witness its *hand* *this* 6th *day of* April, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HOTEL PROPERTIES, INC.

By Charles A. Keeble, Jr.
President

Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, 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.....

....., Notary Public.

Commission Expires.....

STATE OF.....
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, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Lloyd, *a Notary Public of the State and County aforesaid, personally appeared* Charles A. Wheeler, Jr. and Miller G. Kimbrough, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves to be President and Secretary, respectively, of Hotel Properties, Inc., *the within named bargainor, a corporation, and that* they *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* Charles A. Wheeler, Jr., as President, and attesting the same by Miller G. Kimbrough, as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 6th *day of* April, *19* 66

Mary Ann Lloyd
Notary Public

Commission Expires August 19, 1969

MARY ANN LLOYD NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED-

FROM Hotel Properties, Inc.

TO Char. A. Wheeler, Jr. et al

23406

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 6 3 19 PM '66
NOTED: BOOK 113 PAGE 771
RECORDING FEE $ 2.00
DEP. REG. 2

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $225.00
PROBATE .50
TOTAL $225.50

APR 6 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 6 1966