JOB:L

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

BOOK 4012 PAGE 763

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parkway Motels, Inc. 410 Union Street Nashville, Tennessee	Parkway Motels, Inc. 410 Union Street Nashville, Tennessee	Map 82-15 Par. 11-12-13 16-17-19-20

FOR AND IN CONSIDERATION of the issuance and delivery to Herman Jackson (who is the same party as Herman H. Jackson) of all of the original issue of the common capital stock of Parkway Motels, Inc. the said Herman Jackson and wife, Sarah Jackson, have bargained and sold and by these presents do transfer and convey unto the said Parkway Motels, Inc., a Tennessee corporation, its successors and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 18-23, inclusive, and 58-63, inclusive, on the Plan of Shelby's First Addition to Edgefield now as of record in book 12, page 524, Register's Office for said County, described according to a survey made by W. Henry Huddleston, III, Civil Engineer, March, 1965, revised April, 1966.

Tract No. 1 is described as follows:
Beginning on the southerly margin of Howerton Street at the northeast corner of the property conveyed to S. R. Smith, by deed from John D. Whalley, of record in book 3538, page 438, said Register's Office; thence with said Smith's eastern boundary line south 28° 45' east 210 feet to the northerly margin of Walnut Alley; thence with the same north 62° 22' east 275 feet to the westerly margin of North 3rd Street; thence with the same, around a slight curve having a radius of 1336 feet, northerly 110 feet, and continuing with the same north 34° 19' west 82 feet to the beginning of another curve; thence around

said curve in a northwesterly direction 35.8 feet to the southerly margin of Howerton Street; thence with the same south 62° 18' west 235.6 ft. to the beginning.

Tract No. 2 is described as follows:
Beginning on the northerly margin of North Frontage Road at the southeast corner of the Oozier Corporation Property; thence with said Oozier's eastern boundary line north 27° 25' west 141.5 feet to the southerly margin of Walnut Alley; thence with the same north 62° 22' east 291.1 feet to the westerly margin of said North Frontage Road; thence with the same around a slight curve having a radius of 44 feet southwesterly 32.4 feet and continuing with the same around a slight curve having a radius of 78 feet in a southwesterly direction 54.5 feet, and continuing with the same south 25° 16' west 37.3 feet and continuing with the same around a curve having a radius of 125 feet southwesterly 137.1 feet and continuing with the same south 58° 28' west 92.6 feet to the beginning.
Being the same real property conveyed to Herman Jackson by seven deeds; one from Metropolitan Government of Nashville, of record in book 3769, page 56; one from Mrs. Lucile Clifton, of record in book 3765, page 613; one from Louis D. Lingner and wife, of record in book 3766, page 1; one from Cumberland Building & Investment Company, of record in book 3767, page 161; one from Olive Lee March Bainbridge, of record in book 3764, page 455; one from Martha Peek Bennett and husband of record in book 3933, page 732; and one from the Nashville Housing Authority, of record in book 4001, page 265, said Register's Office.
This is unimproved property fronting on Howerton Street and on North Frontage Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Parkway Motels, Inc., its successors and assigns, forever.

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

1. Lien of certain taxes for the years 1964 and 1965 on portions of the premises.

2. Lien of 1966 taxes which are assumed by the Grantee.

3. Vendor's lien retained in deed from Martha Peek Bennett and husband to Herman H. Jackson, dated September 10, 1965, of record in Book 3933, page 732, RODC, Tennessee, securing payment of a note in the principal amount of $34,000.00, plus interest.

4. Storm sewer as shown on survey made by W. Henry Huddleston, III, Surveyor, revised April 1966.

5. Restrictive covenants contained in instrument executed by the Nashville Housing Authority, of record in Book 2735, page 473, placed upon part of the premises by deed from the Nashville Housing Authority to Herman Jackson, of record in Book 4001, page 265, RODC; and restrictive covenants contained in an instrument executed by the Nashville Housing Authority, of record in Book 3368, page 23, RODC, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said Parkway Motels, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of April, 1966.

Herman Jackson

Herman Jackson (who is the same party as Herman H. Jackson)

Sarah Jackson

Sarah Jackson



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STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~) Rutherford

Personally appeared before me, Ann Johnson, a Notary Public in and for said State and County, the within named Herman Jackson and wife, Sarah Jackson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville,~~ Murfreesboro ~~Rutherford~~ Tennessee, this 27th day of April, 1966.

Ann Johnson
Notary Public
(Ann Johnson)

My commission expires:

4-30-67

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STATE TAX $ 2.85
PROBATE .50
TOTAL $ 3.35

MAY 3 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 3 - 1966

CT

Consideration
11,800.

Return to
(1) Peninsula Title Insurance Co

26951

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 3 2 35 PM '66

NOTED: BOOK 114 PAGE 82
RECORDING FEE $ 2.35
DEP. REG. M

Herman Jackson and wife,
Sarah Jackson

To - DEED

Parkway Motels, Inc.