BOOK 4032 PAGE 583

Map 93-1
Par. 45.2-45.4

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ramada Inns, Inc. 3838 East Van Buren Street Phoenix, Arizona 85008	Ramada Inns, Inc. 3838 East Van Buren St. Phoenix, Arizona 85008	4W-11889 4W-12165 4W-12155

THIS INSTRUMENT made and entered into by and between NATIONAL BUILDING CORPORATION, a Tennessee corporation, and NASHVILLE GAY COMPANY, a Tennessee corporation, hereinafter sometimes collectively referred to as "GRANTORS", and RAMADA INNS, INC., a Delaware corporation, and ADAMAR TENNESSEE CORP., a Temessee corporation, hereinafter sometimes collectively referred to as "GRANTEES".

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND No/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations including the assumption of the indebtedness due the First American National Bank of Nashville secured by Deed of Trust of record in Book 3957, page 117, Register's Office for Davidson County, Tennessee, which Ramada Inns, Inc. assumes and agrees to pay,

National Building Corporation has bargained and sold and by these presents does transfer and convey unto the said Ramada Inns, Inc., its successors and assigns, all its right, title and interest, the same being an undivided one-half (1/2) interest, in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

TRACT I:

Being Parcel Ja, on the Resubdivision of Parcel J, of the Capitol Hill Redevelopment Project, as of record in Book 3500, page 99, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of James Robertson Parkway, at the common corner of Parcels Ja and Jb; thence with the margin of said Parkway, southerly 136.02 feet to a point; and continuing with said Parkway, South 3° 17' West 55.99 feet to a point at the beginning of a curve; thence around said curve, southwesterly 66.65 feet to a point in the northerly margin of Gay Street; thence with the margin of the same, South 62° 02' West 137.94 feet to a point at the southeast corner of Parcel Jf; thence with the line between Parcel Ja and Jf, North 27° 58' West 166.72 feet to the southeast corner of Parcel Je; thence with the line between Parcels Ja and Je, North 16° 30' East 47.35 feet to the southwest corner of Parcel Jb; thence with the line between Parcels Ja and Jb, North 62° 02' East 250.46 feet to the point of beginning.

TRACT II:

Being Parcel Jf, on the Resubdivision of Parcel J, of the Capitol Hill Redevelopment Project, as of record in Book 3500, page 99, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of 10th Circle North, at the common corner of Parcels Jf, and Je; thence with the line between said Parcels, South 82° 13' East 141.33 feet to a corner of Parcel Ja, on said plan; thence with the line between Parcels Jf, and Ja, South 27° 58' East 166.72 feet to a point in the northerly margin of Gay Street; thence with the margin of the same South 62° 02' West 218.95 feet to a point at the beginning of a curve; thence around said curve, northwesterly 39.38 feet to a point in the easterly margin of 10th Circle North; thence with the margin of the same, North 5° 09' West 3.81 feet to a point, and continuing with the margin of said Street, around a slight curve, 237.43 feet to a point; and continuing with the margin of said Street, 12.51 feet to the point of beginning.

Being the same property conveyed to National Building Corporation and Ramada Inns, Inc., by deed from The Nashville Housing Authority, as of record in Book 3950, page 626, said Register's Office.

TRACT III:

BEING Parcel J(e) on the Resubdivision of Parcel J of the Capitol Hill Redevelopment Project, of record in Book 3500, page 99, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of 10th Circle North at the common corner of Parcels J(e) and J(f); thence with the margin of said Circle along a curve, 232.43 feet to the common corner of Parcels J(e) and J(d); thence with the line between said Parcels, South 62° 24' 20" East 137.50 feet to a point in the westerly line of Parcel J(b); thence with the line between J(e) and J(b) and J(a), South 16° 30' West 183.34 feet to a corner of Parcel J(f) on said Plan; thence with the line between Parcels J(e) and J(f), North 82° 13' West 141.33 feet to the point of beginning, containing 30,014 square feet.

Being the same property conveyed to National Building Corporation and Ramada Inns, Inc., by deed from The Nashville Housing Authority, as of record in Book 3967, page 882, said Register's Office.

This is unimproved property and known as _____ James Robertson Parkway, 10th Circle North, Nashville, Tennessee.

TO HAVE AND TO HOLD all its right, title and interest, the same being an undivided one-half (1/2) interest, in and to the said tracts or parcels of land, with the appurtenances, estate and title thereto belonging to the said Ramada Inns, Inc., its successors and assigns, forever.

National Building Corporation does covenant with the said Ramada Inns, Inc., that it is lawfully seized and possessed of said interest in said lands in fee simple; has a good right to convey it, and the same is unencumbered except by Deed of Trust of record in Book 3957, Page 117, Register's Office for Davidson County, Tennessee, restrictive covenants of record, ground lease agreement dated October 25, 1965, and building contract with National Building Corporation, subject to which this conveyance is executed.

National Building Corporation does further covenant and bind itself, its successors, to warrant and forever defend the title to the said interest in said lands to the said Ramada Inns, Inc., its successors and assigns against the lawful claims of any persons whomsoever.

Nashville Gay Company, a Tennessee corporation, assigns, sells, transfers and conveys to Adamar Tennessee Corp. all its right, title and interest as co-venturer under the Joint Venture Agreement dated December 11, 1964, known as NABACA Lease Company, and National Building Corporation assigns and transfers all its interest in and to the lease of its interest in said property to the said NABACA Lease Company dated October 25, 1965, and Nashville Gay Company and National Building Corporation jointly and severally warrant that no right, title or interest under said Joint Venture Agreement has been encumbered, assigned, sold, transferred or conveyed except as herein set forth.

Ramada Inns, Inc. and Adamar Tennessee Corp. agrees to assume the liability of National Building Corporation and National Gay Company including all loans, commitments, rights and obligations as owners, borrowers and guarantors with respect to all loans or commitments therefor and further agree to indemnify and save harmless National Building Corporation and Nashville Gay Company from any and all such obligations.

National Building Corporation has heretofore entered into an agreement with NABACA Lease Company as a joint venture for the construction of a building on the above described property and said contract shall be fulfilled by the parties thereto and Ramada Inns, Inc., and Adamar Tennessee Corp. agrees to guarantee all payments due to National Building Corporation under said agreement.

This conveyance is made pursuant to the provisions set forth in the purchase agreement entered into by and between Ramada Inns, Inc., and Adamar Tennessee Corp. as Buyer and National Building Corporation and Nashville Gay Company as Sellers to which

reference is made and the provisions thereof shall remain in full force and effect until fully performed.

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the 27th day of June, 1966.

NATIONAL BUILDING CORPORATION

BY _____
President

ATTEST:

_____
Secretary

NASHVILLE GAY COMPANY

BY _____
President

ATTEST:

_____
Secretary

RAMADA INNS, INC.

BY _____
President

ATTEST:

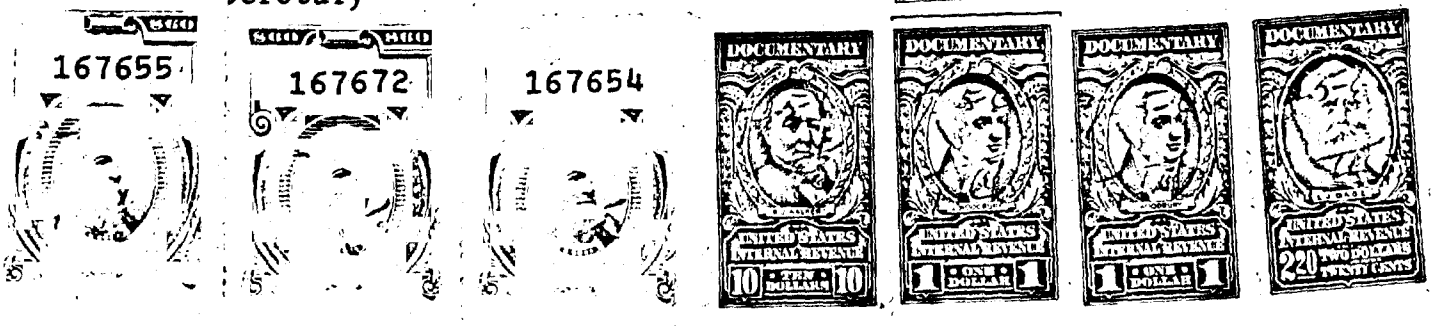
_____
Secretary

ADAMAR TENNESSEE CORP.

BY _____
President

ATTEST:

_____
Secretary



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, L. L. Richards, a Notary Public of the State and County aforesaid, personally appeared Henry Sender and I. R. Schulman with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the National Building Corporation 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 purposed therein contained by signed the name of the corporation by the said Henry Sender as such President, and attesting the same by the said I. R. Schulman as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of July, 1966.

L. L. Richards
Notary Public

My commission expires April 25, 1970.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, L. L. Richards, a Notary Public within and for the State and County aforesaid, personally appeared Henry Sender and I. R. Schulman with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Nashville Gay Company 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 purposes therein contained by signing the name of the corporation by the said Henry Sender as such President, and attesting the same by the said I. R. Schulman as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of July, 1966.

L. L. Richards
Notary Public

My commission expires April 25, 1970.

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Before me, Mary M Dennis, a Notary Public within and for the State and County aforesaid, personally appeared M. N. Isbell and Ezra F. Rossman with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Ramada Inns, 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 purposes therein contained by signing the name of the corporation by the said M. N. Isbell as such President, and attesting the same by the said Ezra F. Rossman as such Secretary.

Witness my hand and official seal at office at Phoenix, Arizona on this the 27th day of June, 1966.

Mary M Dennis
Notary Public

My commission expires July 14, 1967.

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Before me, Mary M Dennis, a Notary Public within and for the State and County aforesaid, personally appeared M. N. Isbell and Ezra F. Rossman with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Adamar Tennessee Corp. 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 purposed therein contained by signing the name of the corporation by the said M. N. Isbell as such President, and attesting the same by the said Ezra F. Rossman as such Secretary.

Witness my hand and official seal at office at Phoenix, Arizona on this the 27th day of June, 1966.

My comm. expires July 14, 1967.

Mary M Dennis
Notary Public

BOOK 1032 PAGE 590

WARRANTY DEED

National Building Corp.
- to -
Rainwater Sons, Inc.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

34318

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 5 12 40 PM '66

NOTED, BOOK 114 PAGE 417
RECORDING FEE $ 4.25
DEP. REG. ---

I. R. Schulman
1100 American Trust Bldg.
Nashville, Tennessee

STATE TAX $ 26513
PROBATE .50
TOTAL $ 26563

JUL 5 1966

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

PAID JUL 5 - 1966