FROM: MODULAR SERVICES, INC.

TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

This Instrument Prepared By:
BAILEY, EWING, DALE & CONNER, Attys.
706 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as Follows:
The Prudential Insurance
Company of America
P.O. Box 4579
Jacksonville, Fla, 32201

Send Tax Bills To:
Matador Inns, Inc.
99 Spring Street
Nashville, Tenn. 37207

Map-Parcel Numbers
82-10
20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4515 PAGE 773

The actual consideration or value, whichever is greater, for this transfer is $1,780,000.00.

J. M. Gwinn
Affiant

Subscribed and sworn to before me, this the 29 day of June, 1971.

My Commission Expires:

Notary Public

WARRANTY DEED

For and in consideration of the sum of One Million, Seven Hundred Eighty Thousand Dollars ($1,780,000.00) paid to the undersigned, Modular Services, Inc., a Delaware corporation, but qualified for doing business in the State of Tennessee, hereinafter referred to as Grantor, by The Prudential Insurance Company of America, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, three tracts or parcels of land in the 19th Ward of Metropolitan Nashville and Davidson County, Tennessee, described as a whole, according to survey of J. L. Murphy, Jr. & Co., dated January 27, 1971, and revised June 28, 1971, as follows:

Beginning at an iron pin set at the northeasterly corner of the intersection of Cowan Street and a 15 foot alley, the said alley being the first alley southerly or southwesterly from Spring Street; from said beginning point thence; with the easterly margin of Cowan Street, north 18 degrees 51 minutes 11 seconds east 69.32 feet to an iron pin; thence continuing with said easterly margin of Cowan Street, north 18 degrees 17 minutes 10 seconds east 51.42 feet to an iron pin, the beginning of a curve to the right or east; thence continuing with said easterly margin of Cowan Street, northerly with said curve having a radius of 370.00 feet, a delta of 15 degrees, 18 minutes and a tangent of 49.70 feet, a distance of 98.80 feet to an iron pin; thence continuing with the easterly margin of Cowan Street, north 33 degrees 35 minutes 10 seconds east 190.00 feet to a concrete monument, said monument being 20 feet southerly from the southeast corner of Spring Street and Cowan Street, as originally located; thence continuing with the easterly margin of Cowan Street, north 34 degrees 04 minutes 55 seconds east 9.42 feet to an iron pin, the beginning of a curve to the right or east having a radius of 10 feet; thence northeastwardly around said curve 13.69 feet to an iron pin in the southerly margin of Spring Street, as now located; thence with the southerly margin of Spring Street (as now located) south 67 degrees 28 minutes 05 seconds east 77.48 feet to an iron pin; thence continuing with the southerly margin of Spring Street (as now located), south 67 degrees 00 minutes 05 seconds east 74.03 feet to an iron pin; thence continuing with said southerly margin of Spring Street (as now located) south 64 degrees 05 minutes 05 seconds east 29.83 feet to an iron pin; thence south 71 degrees 52 minutes 05 seconds east a distance of 8.22 feet to an iron pin set in Alley No. 314 (now closed), the northwest corner of the property of Murco Stations, Incorporated; thence leaving the south margin of Spring Street, with the west property line of said Murco Stations, Incorporated, south 33 degrees 22 minutes 30 seconds west 161.83 feet to an iron pin;

thence with the south property line of Murco Stations, Incorporated, south 56 degrees 37 minutes 50 seconds east 219.95 feet to an iron pin in the west margin of North First Street; thence with the said west margin of North First Street, south 18 degrees 16 minutes 25 seconds west 100.19 feet to an iron pin in the northeast corner of the property of S. T. Ross; thence with the north line of said Ross property, north 70 degrees 40 minutes 15 seconds west 218.00 feet to an iron pin; thence south 18 degrees 17 minutes 10 seconds west 89.47 feet to an iron pin in the north margin of a 15 foot alley, said alley being the property of Metropolitan Government of Nashville and Davidson County, Tennessee; thence with said alley, north 72 degrees 30 minutes 15 seconds west 218.00 feet to the point of beginning, and containing 2.60 acres, more or less; together with the heating and air conditioning equipment located on the improvements situated thereon, which equipment is hereby conveyed as part of said realty.

The above tract of land, described as a whole, includes:

(a) A portion of the property which was conveyed to Modular Services, Inc. by deed of Andrew Ewing, Trustee, of record in Book 4430, Page 738, and Deed of Correction in Book 4452, Page 664, Register's Office for Davidson County, Tennessee;

(b) The tract of land which was conveyed to Modular Services, Inc., by deed of Murco Stations, Incorporated, of record in Book 4463, Page 295, said Register's Office; and

(c) The tract of land which was conveyed to Modular Services, Inc. by deed of The Nashville Housing Authority, of record in Book 4484, page 557, in said Register's Office.

The said tract of land is conveyed expressly subject to the following:

1. Taxes for the year 1971, payment of which is expressly assumed by Grantor.

2. The covenants and conditions as set forth in the Deed of The Nashville Housing Authority to Modular Services, Inc., of record in Book 4484, Page 557, Register's Office for Davidson County, Tennessee, which are applicable only to the tract of land therein described and conveyed.

3. Easements for public utilitles, as set forth under Sections 2 and 3 of Bill No. 69-1031, recorded in Book 4430, Page 741, Register's Office for Davidson County, Tennessee, as modified by Metropolitan Government of Nashville and Davidson County, Tennessee, Ordinance No. 71-1462.

4. Easements for utilities as shown on survey of J. L. Murphy, Jr. & Co., as identified above.

This is improved property, known as 99 Spring Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate,title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set out hereinabove.

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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its authorized officers, on this the 29 day of June, 1971.

MODULAR SERVICES, INC.

BY: _____
Pres.

ATTEST: _____
Assistant Secretary

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T
IDENTIF. REFERENCE
JUN 30 8 45 AM '71
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF GEORGIA §

COUNTY OF FULTON §

Before me, Beverly T. Orr, a Notary Public of the State and county aforesaid, personally appeared W. H. Miller and Dean Sage, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Assistant Secretary, respectively, of Modular Services, Inc., the within named bargainor, a corporation, and that they as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Assistant Secretary.

Witness my hand and seal, at office in Atlanta, Georgia, this 29th day of June, 1971.

_____
Notary Public

My Commission expires Notary Public, Georgia, State at Large My Commission Expires April 16, 1975.

JUN 30 CONV * 1,780,000.00
JUN 30 S'TAX A* 4,628.00
JUN 30 PB'FEE A* .50
JUN 30 W'DEED A* 4.50 * 4,633.00