BOOK 4753 PAGE 983 FORM NO. WD-1

C 2 7 1 3 0

IDENTIF. REFERENCE

OCT 9 3 23 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Thomas C. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Oct. 1973.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return to

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, 622 J. C. Bradford Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Passport INNS OF AMER CA, INC. (NAME)	Same (NAME)	
3139 Stonebrook Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	163 / 80
Memphis, TN. Po Box 16030 38116 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	163 / 81

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, U. Grant Browning, G. T. Scott, Jr., and Wilson S. Manning, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Passport Inns of America, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

That real estate described in Exhibit A attached hereto.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $250,000.00 Affiant Louise L. Stover

Subscribed and sworn to before me this 9th day of October 19 73

Deputy Register J. Head

OCT-9?? CONV * 250,000.00
OCT-9?? STAX A* 650.00
OCT-9?? PRFEE A* .50
OCT-9?? MDEED A* 6.00 * 656.50

unimproved ( )
This is improved ( ) property, known as
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 4th day of October, 1973

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Linda J. Jackson, a Notary Public in and for said County and State, the within named U. Grant Browning, D. J. Scott, Jr. and Wilson S. Manning

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, Tennessee, this 4th day of October 1973.

Commission expires 6-1-77

Linda J. Jackson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Tract I

That certain parcel of land lying in the Fifth, formerly the Sixth Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Development Consultants, Inc., and dated June 9, 1973, as follows, to-wit:

Beginning at a point in the center line of Cain Ridge Road where a concrete bridge crosses Collins Creek; thence N 71° 33' 07" E, 67.00 feet to a point; thence S 65° 51' 53" E, 57 feet to a point; thence S 48° 06' 53" E, 51 feet to a point; thence S 19° 36' 53" E, 89.40 feet to a point; thence S 47° 25' 08" E, 59.41 feet to a point; thence S 34° 33' 03" E, 105.69 feet to a point; thence S 69° 33' E, 100.00 feet to a point; thence N 67° 44' E, 127.97 feet to a point; thence S 45° 12' E, 214.70 feet to a point; thence S 50° 02' E, 186.75 feet to a point; thence N 50° 56' E, 47.33 feet to a point in the southerly right-of-way of Interstate 24; thence along said right-of-way S 54° 02' 11" E, 189.30 feet to a point; thence following the meanders of Collins Creek to a point traversed by a witness line S 54° 02' 11" E, 179.93 feet to existing highway right-of-way monument for Interstate 24; thence following a witness line S 42° 00' E, 257.67 feet to a point; thence leaving the meanders of Collins Creek S 42° 00' E, 12.40 feet to a point; thence S 15° 52' 19" W, 63.26 feet to a point in Cain Ridge Road; thence following a line in Cain Ridge Road in a northwesterly direction, N 52° 48' 34" W, 157.31 feet to a point; thence N 55° 50' 07" W, 100 feet to a point at the beginning of a curve to the left with a radius of 178.31 feet, a delta angle of 27° 15' 25", a tangent of 43.23 feet and a length of 84.83 feet to a point; thence N 83° 5' 32" W, 275.29 feet to a point at the beginning of a curve to the right with a radius of 179.45 feet, a delta angle of 33° 31' 30" a tangent of 54.05 feet and a length of 105.00 feet to a point; thence N 49° 33' 52" W, 157.86 feet to a point; thence N 42° 55' W, 75.62 feet to a point; thence N 41° 19' W, 100 feet to a point; thence N 35° 13' W, 200 feet to a point; thence N 43° 26' W, 416.20 feet to a point of beginning for the herein described parcel of land containing 5.39 acres, more or less.

Being that land conveyed to the Grantor by Deed of record in Book 4744, Page 465, Register's Office for said county.

Tract II

That certain parcel of land lying in the Fifth, formerly the Sixth, Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Development Consultants, Inc., and dated June 9, 1973, as follows, to-wit:

To find the point of beginning, begin at a point in the center line of Cain Ridge Road where a concrete bridge crosses Collins Creek; thence N 71° 33' 07" E, 67.00 feet to a point; thence S 65° 51' 53" E, 57 feet to a point; thence S 48° 06' 53" E, 51 feet to a point; thence S 19° 36' 53" E, 89.40 feet to a point; thence S 47° 25' 08" E, 59.41 feet to a point; thence N 35° 23' 07" E, 100.00 feet to a point in the southerly right-of-way of Interstate 24, said point being the point of beginning for the herein described parcel of land; thence S 54° 02' 11" E, 685.05 feet to a point; thence S 50° 56' W, 47.33 feet to a point; thence N 50° 02' W, 186.75 feet to a point; thence N 45° 12' W, 214.70 feet to a point; thence S 67° 44' W, 127.97 feet to a point; thence N 69° 33' W, 100.00 feet to a point; thence N 34° 33' 03" W, 105.69 feet to a point; thence N 35° 23' 07" E, 100.00 feet to the point of beginning and containing 1.17 acres, more or less.

Being that land conveyed to the Grantor by Deed of record in Book 4746, Page 417, Register's Office for said county.