BOOK 4781 PAGE 891

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

mail to

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Motel Systems, Inc. (NAME: 2403)	Motel Systems, Inc. (NAME: Same)	106
No. 3 Executive Cr. Crestmoor Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN And no/100 ($10.00)---------- *DOLLARS*

and the assumption of the unpaid balance of the following mortgages of record in R.O.D.C., Tennessee, in Book 4331, page 522; Book 4435, page 512; Book 4435, page 517.

Copper Penny Corporation

has ~~hereby~~ *bargained and sold, and by these presents do transfer and convey unto the said* Motel Systems, Inc. successors its ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

PARCEL NO.1: Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller and Company, dated July 30, 1970 as follows:
Beginning on the southwesterly margin of Murfreesboro Pike in the southeasterly line of the property conveyed to Sinclair Refining Company by deed from Spence Motel, Inc., of record in Book 4137, page 416, said Register's Office; thence along the southwesterly margin of Murfreesboro Pike, South 48° 28' East 180.5 feet; thence South 55° 02' West 418 feet to an iron pin; thence South 55° 51' West 412.9 feet; thence South 57° 20' West 36 feet, thence North 55° 50' West 129.2 feet; thence North 38° 42' East 516.5 feet along the southwesterly boundary of the property conveyed to the State of Tennessee by deed of record in Book 3436, page 80, said Register's Office; thence continuing with said right-of-way of Interstate I-24, North 42° 47' East 201.9 feet to the southwesterly line of the Sinclair Refining Company property; thence South 48° 28' East 150.2 feet; thence North 52° 50' East 142.7 feet to the beginning.
PARCEL NO. 2: Easement for the benefit of Parcel No. 1 as created by deed from Spence Motels, Inc. to Sinclair Refining Company, dated June 2, 1967, and recorded in Book 4137, page 416, said Register's Office, for ingress and egress over, under and across the premises described as follows:
Beginning at the northeast corner of the property hereby conveyed; thence in a northwesterly direction along the southern right-of-way line of Murfreesboro Pike a distance of 25 feet to a point; thence in a southerly direction 51 feet, more or less, to a point in the east line of the property hereby conveyed which point lies 50 feet southwesterly from the northeast corner of said property; thence northwesterly along said east property line a distance of 50 feet to the point of beginning; subject, however, to the use by

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 404 96731

Affiant

Subscribed and sworn to before me, this the 10 day of October 1974

Notary Public

My commission expires: October 31st, 1976.
(Affix Seal)

Sinclair Refining Company of a portion thereof extending 12 feet 6 inches along the southerly line of Murfreesboro Pike in a westerly direction from the northeast corner of said easement area and extending southwesterly approximately 20 feet along the easterly property line of said easement area, the above described triangular area to be enclosed by a concrete curbing and used by Sinclair Refining Company for the erection and maintenance thereon of a sign pole and sign and a light pole and lighting fixture, the remaining portion of said curbed area to be landscaped by Sinclair Refining Company PARCEL NO. 3: Easement for the benefit of Parcel No. 1 for ingress and egress as to a 30 foot easement along the southeasterly line, as shown on survey made by E. L. Miller, Jr. and Company, dated July 30, 1970.
Being the same property conveyed to Master Hosts International, Inc., a foreign corporation licensed to do business in the State of Tennessee, by deed from Spence Motel, Inc., a Tennessee corporation, of record in Book 4435, page 512, Register's Office of Davidson County, Tennessee. The said Master Hosts International, Inc., was subsequently merged into Copper Penny Corporation, a Delaware corporation, the latter being the surviving corporation.

unimproved ( )
This is improved (X) property, known as 821 Murfreesboro 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 Motel Systems, Inc. its successors *heirs and assigns, forever.*

And it does *covenant with the said* Motel Systems, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth

And Copper Penny Corporation *do further covenant and bind* itself its successors and assigns *to warrant and forever defend the title to the said land to the said* Motel Systems, Inc. its successors *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 9th *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COPPER PENNY CORPORATION
BY: E. Furnish
Beverly Lupman Asst. Sec.

COPPER PENNY CORPORATION DELAWARE 1972

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STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

Personally appeared before me, Linda P. Beaudry, a Notary Public in and for said County and State, the within named E. H. Marek and Beverly Lipman

the bargainor~~s~~, 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 Los Angeles, California, ~~DAVIDSON~~ this 9th day of January, 1974.

Linda P. Beaudry Notary Public.

Commission Expires Nov. 21, 1976

OFFICIAL SEAL
LINDA P. BEAUDRY
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 21, 1976

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~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

Before me, Linda P. Beaudry, a Notary Public of the State and County aforesaid, personally appeared E. H. Marek and Beverly Lipman, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Asst. Secretary, ~~consecutively~~ respectively of the Copper Penny Corporation, the within named bargainor, a corporation, and that they as such President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Asst. Secretary

Witness my hand and seal, at office in Los Angeles, California, this 9th day of January, 19 74

Linda P. Beaudry
Notary Public

Commission Expires Nov. 21, 1976

OFFICIAL SEAL
LINDA P. BEAUDRY
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 21, 1976

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

C 3 9 0 6 0

WARRANTY DEED

FROM

COPPER PENNY CORPORATION

TO

MOTEL SYSTEMS, INC.

IDENTIF. REFERENCE

JAN 18 3 59 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

* 1,404,967.31
A* 3,653.00
A* .50
A* 8.00
* 3,661.50

JAN 18 CKNW
JAN 18 STAX
JAN 18 PKGEE
JAN 18 RDEED