BOOK 4886 PAGE 326

Map 106-16
Par. 68

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of January, 1975, by and between Holiday Inns of Nashville, Inc. and Holiday Inns of America, Inc. (now known as Holiday Inns, Inc.) being corporations organized and existing under and by virtue of the laws of the State of Tennessee, parties of the first part and Cypress - Guttman, a Tennessee partnership comprised of Mandell L. Cypress and Jerome B. Guttman, party of the second part,

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, being more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Hart-Freeland-Roberts, Inc., December 23, 1974, as follows:

Beginning at a point in the south margin of Murfreesboro Road, said point being the northeast corner of the Reproco property; thence along the margin of Murfreesboro Road S 50°-37'-00" E, a distance of 45.00 feet; thence S 39°-23'-00" W, a distance of 18.00 feet; thence S 50°-37'-00" E, a distance of 112.28 feet to a point in the center of Mill Creek; thence along the center of Mill Creek S24°-52'-47" W, a distance of 349.02 feet; thence S 4°-10'-00" E, a distance of 93.89 feet; thence S 18°-50'-00" E, a distance of 90.00 feet; thence S 20°-34'-40" E, a distance of 79.20 feet; thence S 19°-50'-20" W, a distance of 56.60 feet; thence S 30°-08'-20" W, a distance of 71.50 feet; thence S 49°-47'-20" W, a distance of 180.50 feet to a point being the northeast corner of Glencliff Estates as of record in Book 1835, Page 79, R. O. D. C.; thence continuing along the center of Mill Creek S 42°-55'-13" W, a distance of 87.67 feet; thence S 58°-55'-47" W, a distance of 222.09 feet; thence S 59°-55'-01" W, a distance of 60.45 feet; thence S 62°-02'-20" W, a distance of 131.25 feet; thence S 81°-00'-42" W, a distance of 117.03 feet; thence S 74°-16'-47" W, a distance of 101.55 feet; thence S 65°-55'-42" W, a distance of 89.92 feet; thence S 53°-15'-52" W, a distance of 101.13 feet; thence N 83°-22'-32" W, a distance of 100.22 feet; thence N 5°-52'-08" E, a distance of 350.67 feet to a point that is common with the east margin of Hill-N-Dale Acres, as of record in Book 2900, Page 34, R. O. D. C.; thence continuing along the center of creek N 33°-54'-08" E, a distance of 147.99 feet; thence N 32°-28'-40" E, a distance of 146.00 feet; thence N 43°-02'-44" E, a distance of 146.55 feet; thence N 47°-19'-45" E, a distance of 174.64 feet; thence N 74°-24'-34" E, a distance of 229.75 feet to the Holiday Inn property; thence continuing along the centerline of creek S 83°-54'-35" E, a distance of 51.48 feet; thence N 39°-23'-00"E, a distance of 565.38 feet to the point of beginning;

Being part of the same property conveyed to Holiday Inns of Nashville, Inc., a Tennessee corporation, by deed from Glencliff Estates, Inc., a Tennessee corporation, of record in Book 2701, page 639, Register's Office for said County, and also being part of the same property conveyed to Holiday Inns of America, Inc., a Tennessee corporation, by deed from Glencliff Estates, Inc., a

Tennessee corporation, of record in Book 2701, page 629, Register's Office for said County.

Provided, however, that no nuisance, or offensive (whether by sight or smell), noisy, or illegal trade, business, calling, or transaction shall be done, suffered, or permitted upon the land conveyed hereunder.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part, its heirs, and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, subject to zoning ordinances and any easements or right of way grants, and the easement for constructing and maintaining a sanitary sewer as granted to the City of Nashville, Tennessee, and set out in an instrument of record in Book 3464, Page 310, Register's Office for Davidson County, Tennessee, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed by and through their duly authorized officers the day and year first above written.

ATTEST

Assistant Secretary

HOLIDAY INNS OF NASHVILLE, INC.

BY Charles M. Collins

ITS Vice Pres.

ATTEST

Assistant Secretary

HOLIDAY INNS OF AMERICA, INC.

BY

ITS

APPROVED LEGAL DEPT.

By RH Date 1-29-75

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 29th day of January, 1975, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Charles M. Collins with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Holiday Inns of Nashville, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Notarial Seal at office the day and year above written.

Roberta Vosse
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 29th day of January, 1975, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Michael D. Rose with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of Holiday Inns of America, Inc., the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Senior Vice President.

WITNESS my hand and Notarial Seal at office the day and year above written.

Roberta Vosse
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF SHELBY

BOOK 4886 PAGE 329

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $35,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of January, 1975.

Notary Public

My Commission Expires:

My Commission Expires July 27, 1977

Mail Tax Bills To:

Cypress - Guttman
1007 Murfreesboro Road
Nashville, Tennessee 37217

This Instrument prepared by:

Ronald Halpern, Attorney
3742 Lamar Avenue
Memphis, Tennessee 38118

C8618 6

IDENTIF. REFERENCE

JAN 31 2 59 PM '75

FELIX Z. ROSEN REGISTER
DAVIDSON COUNTY, TENN.

JAN31 75	CONV	35,000.00			
JAN31 75	S'TAX		A*	91.00	
JAN31 75	PR'FEE		A*	.50	
JAN31 75	W'DEED		A*	8.00	* 99.50