"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR.
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

BOOK 5026 PAGE 480

SUCCESSOR TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers:
John W. Murphree Co. 1283 Murfreesboro Road Nashville, TN 37217	Same	Map-163 Parcels-80 & 81

WHEREAS, Passport Inns of America, Inc., by Deed of Trust dated October 5, 1973, transferred and conveyed unto Richard G. Keeran, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4753, page 986, Register's Office for Davidson County, Tennessee; and

WHEREAS, Richard G. Keeran was removed as Trustee and the undersigned, Charles B. Reasor, Jr., was appointed Successor Trustee by an instrument of record in Book 5005, page 305, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the Court House door of the Wilson County Court House in Lebanon, Tennessee, pursuant to the terms of said Deed of Trust, at 12:00 Noon, April 8, 1976, when and where John W. Murphree Company became the last and highest bidder at the price of One Hundred Thirty-five Thousand and no/100 ($135,000.00) Dollars;

NOW, THEREFORE, I, Charles B. Reasor, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of One Hundred Thirty-five Thousand and no/100 ($135,000.00) Dollars to me in hand paid, the receipt of which

is hereby acknowledged, by these presence do transfer and convey unto the said John W. Murphree Company, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

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 Passport Inns of America, Inc. 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 Passport Inns of America, Inc. by Deed of record in Book 4746, page 417, Register's Office for said county.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said John W. Murphree Company, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee as aforesaid, has the power to convey the same.

THE UNDERSIGNED, Charles B. Reasor, Jr., Successor Trustee, warrants the title to the said property to the said John W. Murphree Company, its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes; an easement for sewers to Suburban Water Utility District of record in Book 4264, page 897, Register's Office for Davidson County, Tennessee; easements for existing and proposed roadways and for utilities and other public encroachments, if any; and lack of direct access to Interstate Highway 24, from the premises in question, such right of access having been granted to the State of Tennessee by Deed of record in Book 2813, page 371, said Register's Office.

IN WITNESS WHEREOF, the undersigned, Charles B. Reasor, Jr., Successor Trustee, has set his signature this 18th day of May, 1976.

Charles B. Reasor, Jr.
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Janet Smithson a Notary Public in and for said County and State, the within named Charles B. Reasor, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of May, 1976.

Janet V. Smithson
Notary Public

My Commission Expires: 1/29/77

49746

IDENTIF. REFERENCE

MAY 18 3 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles B. Reasor, Jr.
Affiant

Subscribed and sworn to before me this the 18th day of May, 1976.

Janet V. Smithson
Notary Public

My Commission Expires: 1/29/77

MAY 18 76	CONV	90,000.00		
MAY 18 76	CONV	45,000.00		
MAY 18 76	S'TAX		B* 351.00	
MAY 18 76	PR'FEE		B* .50	
MAY 18 76	W'DEED		B* 8.00	* 359.50