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

BOOK 5031 PAGE 187

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Noel, III, Trustee Alamo Plaza Hotel Courts 450 Murfreesboro Road Nashville, Tennessee 37210	SAME	82-10 20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, is $700,000.00.

Affiant

Subscribed and sworn to before me this 2 day of ~~May~~ June, 1976.

Notary Public

My commission expires: Feb 4, 1980

For and in Consideration of the sum of SEVEN HUNDRED THOUSAND and NO/100 ($700,000.00) DOLLARS, the receipt of which is hereby acknowledged, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA has bargained and sold, and by these presents does transfer and convey unto the said JOHN H. NOEL, III, TRUSTEE with full power to sell, mortgage and convey without joinder of beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described according to a 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° 51' 11" east 69.32 feet to an iron pin; thence continuing with said easterly margin of Cowan Street, north 18° 17' 10" 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° 18' 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° 35' 10" 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° 04' 55" 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° 28' 05" east 77.48 feet to an iron pin; thence continuing with the southerly margin of Spring Street (as now located), south 67° 00' 05" east 74.03 feet to an iron pin; thence continuing with said southerly margin of Spring Street (as now located) south 64° 05' 05" east 29.83 feet to an iron pin; thence south 71° 52' 05" 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° 22' 30" west 161.83 feet to an iron pin; thence with the south property line of Murco Stations, Incorporated, south 56° 37' 50" 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° 16' 25" 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° 40' 15" west 218.00 feet to an iron pin; thence south 18° 17' 10" west 89.47 feet to an iron pin in the north margin of a 15 foot alley, said alley being the property of the Metropolitan Government of Nashville and Davidson County, Tennessee; thence with said alley, north 72° 30' 15" west 218.00 feet to the point of beginning and containing 2.60 acres, more or less.

Together with all personal property owned by Grantor located on the premises and used in the operation of the motel and restaurant known as Matador Motor Inn, 99 Spring Street, Nashville, Tennessee.

Being the same property conveyed to The Prudential Insurance Company of America by deed from Modular Services, Inc., of record in Book 4515, page 773, Register's Office for Davidson County, Tennessee.

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 John H. Noel, III, Trustee with full power to sell, mortgage and convey without joinder of beneficiary, his successors and assigns, forever.

And The Prudential Insurance Company of America does covenant with the said John H. Noel, III, Trustee, that it is lawfully seized and possesed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for the year 1976, which are prorated and assumed; covenants and conditions as set forth in Deed of record in Book 4484, page 551, Register's Office for said County, and easements for public utilities of record in Book 4430, page 741, Register's Office for said County.

And The Prudential Insurance Company of America 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, his successors and assigns, against the lawful claims of all persons claiming by, through or under the grantor, but not otherwise.

WITNESS its hand this 1st day of June, 1976, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

BY: James A. Robbins

Third Vice President

APPROVED REIO. Form Substance

D 5 1 8 3 4

T IDENTIF. REFERENCE

JUN 2 4 02 PM '76

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

JUN-2% CONV 700,000.00
JUN-2% S'TAX B*1,820.00
JUN-2% PR'FEE B* .50
JUN-2% W'DEED B* 6.00 * 1,826.50

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, Barbara Gambill, a Notary Public in and for said County and State, personally appeared James A. Robbins, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Third Vice President of The Prudential Insurance Company of America, the within named bargainor, a corporation, and that he as such Third Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Third Vice President.

Witness my hand and seal at office at Atlanta, Georgia, this 1st day of June, 1976.

Barbara Gambill
Notary Public

BARBARA GAMBILL NOTARY PUBLIC DEKALB COUNTY, GEORGIA

My commission expires:

Notary Public, DeKalb County, Georgia
My Commission Expires April 8, 1980