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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manzur Murshed, et al (NAME)	SAME (NAME)	MAP 106-1
526 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 130
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M-P

For and in Consideration of the sum of EIGHT HUNDRED THOUSAND AND NO/100 - - - - - - - - - - - - ($800,000.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

We, Louis Diamond Field, Arthur K. Lowen and Carolyn Finkelstein Lowen,

have bargained and sold, and by these presents do transfer and convey unto the said Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, Partners d/b/a Music City Motor Inn, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a part of the southeast part of Lot No. 1 on the map of Mrs. Lena Myers Resubdivision, as of record in Book 161, page 4, Register's Office for said County, and a part of Lot No. 1 adjacent thereto on the map of the property of John C. Estes, not of record, and described according to a survey made by J. R. Wauford & Company, dated June 2, 1960, as follows:

Beginning at an iron pin in the north margin of Murfreesboro Road, 350 feet east of the east margin of Fessler's Lane, and being the southeast corner of the property conveyed to Mid Tenn Oil Company by deeds of record in Book 2703, page 371 and in Book 2703, page 374, said Register's Office; thence along the east line of said Oil Company property, north 4° 32' east 150 feet to an iron pin, their northeast corner; thence with their north line, north 72° 50' west 159.5 feet to an iron pin; thence north 3° 55' east 198.5 feet to an iron pin; thence south 88° 07' east 276 feet to an iron pin; thence south 7° 54' 43" east 9.66 feet to an iron pin; thence south 68° 32' east 228.91 feet to an iron pin; thence south 21° 32' west 133.55 feet to a concrete monument; thence north 71° 56' West 128.48 feet to a concrete monument; thence south 3° 08' west 262.85 feet to an iron pin; thence with the margin of Murfreesboro Road north 72° 56' west 149.90 feet to the point of beginning and containing 2.802 acres, more or less.

Being part of the same property conveyed to Louis Finkelstein [illegible] Field, Carolyn Finkelstein Lowen and Arthur K. Lowen by [illegible] (continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Subscribed and sworn to before me, this the 1st day of April 1977

Affiant

My commission expires July 4, 1980 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

(continued)

deed from Louis Finkelstein, et al, as of record in Book 4694, page 801, Register's Office for Davidson County, Tennessee.

The said Louis Diamond Finkelstein having changed his name to Louis Diamond Field by order of the Probate Court on May 3, 1976, of record in Minute Book 241, page 872, Probate Court for Davidson County, Tennessee.

By acknowledgement and acceptance of this Warranty Deed, the parties hereto acknowledge that the execution of this Warranty Deed and the documents securing the indebtedness owed by the Grantee shall operate as a waiver of all conditions and representations made by the Grantor pursuant to Exhibit "E" of a certain Contract for Sale of Real Estate executed by and between the parties hereto on January 28, 1977. All other conditions of the said Contract shall survive the signing of this Deed.

Included in this conveyance shall be all the Grantor's right, title and interest in and to the furniture, fixtures and personalty located on the premises and used in the operation of a 77-unit motel at 526 Murfreesboro Road, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 526 Murfreesboro Road, Nashville, Tennessee 37210
(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 grantees, Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, Partners d/b/a Music City Motor Inn, 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.*, except as of record. Grantors expressly warrant that a certain Deed of Trust of record in Book 4559, page 263, R.O.D.C., in the original amount of $200,000.00, together with a chattel mortgage financing statement of record in Book 4570, page 320, R.O.D.C., has been satisfied in full by payment to the holder thereof.

And Louis Diamond Field, Arthur K. Lowen and Carolyn Finkelstein Lowen, *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.*

Witness our *hand* s *this* 1st *day of* April, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MUSIC CITY MOTOR INN, a Partnership comprised of Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, Partners

by _____
Manzur Murshed, Partner

by _____
Moinul Huq, Partner

by _____
Mrs. Zarina Huq, Partner

_____
Louis Diamond Field

_____
Arthur K. Lowen

_____
Carolyn Finkelstein Lowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Diamond Field, Arthur K. Lowen and Carolyn Finkelstein Lowen,

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 Nashville, Tennessee, this 1st day of April, 19 77.

Theresa Mitchell, Notary Public.

Commission Expires July 4, 1980

THERESA MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, Partners d/b/a Music City Motor Inn,

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 Nashville, Tennessee, this 1st day of April, 19 77.

Theresa Mitchell, Notary Public.

Commission Expires July 4, 1980

THERESA MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
Notary Public

Commission Expires _____.

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WARRANTY DEED

FROM

LOUIS DIAMOND FIELD, ARTHUR K. LOWEN

and CAROLYN FINKELSTEIN LOWEN

TO

MANZUR MURSHED, MOINUL HUQ AND

MRS. ZARINA HUQ, Partners d/b/a

MUSIC CITY MOTOR INN

E 0 1 3 5 6

IDENTIF. REFERENCE

APR 29 3 02 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

APR29'77 CONV * 800,000.00

APR29'77 S'TAX B*2,080.00

APR29'77 PR'FEE B* .50

APR29'77 W'DEED B* 8.00 * 2,088.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208