THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
SUITE 1200
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

BOOK 5297 PAGE 12

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee Vagabond Hotels, Inc. 99 Spring Street Nashville, Tennessee	SAME	82-10 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 1978.

Notary Public

My Commission Expires:

May 9, 1979

3.70.43.66

IDENTIF. REFERENCE

JUN 12 10 03 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of One Million, Five Hundred Thousand Dollars ($1,500,000.00), the receipt of which is hereby acknowledged, John H. Noel III, Trustee with full power to sell, mortgage and convey without joinder of beneficiary, has bargained and sold, and by these presents does transfer and convey unto the said Tennessee Vagabond Hotels, Inc., its 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, N 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 degrees, 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 ally being the property of 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 John H. Noel III, Trustee by deed from The Prudential Insurance Company, of record in Book 5031, page 187, 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 Vagabond Hotels, Inc.

And John H. Noel III, Trustee does covenant with the said Tennessee Vagabond Hotels, Inc. that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for the year 1978, 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 John H. Noel III, Trustee, does further covenant and bind himself, his successors and assigns, to warrant and forever

defend the title to the said land to the said grantee, its successors and assigns, against the lawful claims of all other persons claiming by, through, or under the grantor, but not otherwise.

WITNESS his hand this 9th day of June, 1978.

JOHN H. NOEL III, TRUSTEE

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 JOHN H. NOEL III, 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 Nashville, this 9th day of June, 1978.

RUTH TORSHAIN NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: May 9, 1979

JUN 12 80 CONV * .00 1,500,000.00
JUN 12 80 S'TAX B*3,900.00
JUN 12 80 PR'FEE B* .50
JUN 12 80 W'DEED B* 6.00 * 3,906.50