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THIS INSTRUMENT PREPARED BY: Clark H. Tidwell, Attorney, 24th Floor, L & C Tower, Nashville, Tennessee 37219

W A R R A N T Y D E E D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5552 PAGE 327

The actual consideration or value, whichever is greater, for this transfer is $1,102,450.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 1980.

Notary Public

My Commission expires: 1-15-83

Address New Owner as follows:	Send Tax Bills to:	Map and Parcel Numbers
Champak T. Patel, et al 526 Murfreesboro Road Nashville, TN 37210	Same	106-1 Par. 130

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand ($150,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, three (3) Promissory Notes, to wit: the first Note in the principal amount of Twenty Five Thousand ($25,000.00) Dollars and due on July 31, 1980; the second Note in the principal amount of Twenty Five Thousand ($25,000.00) Dollars and due on July 31, 1981, both bearing interest at the rate of ten (10%) percent per annum and the third Note representing the balance in the principal amount of Nine Hundred Two Thousand Four Hundred Fifty ($902,450.00) Dollars to be paid in 187 equal monthly amortized installments of Nine Thousand Three Hundred Sixty and 85/100 ($9,360.85) Dollars each, including interest at the rate of ten (10%) percent per annum beginning on the first banking day of each month beginning February, 1980, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Moinul Huq and Nurjahan Begum, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Champak T. Patel, Ishver R. Patel and Lallubhai Patel, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel

of land in Davidson County, Tennessee, described as follows:

to-wit:

A tract of land in Davidson County, Tennessee, 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 deg. 32' East 150 feet to an iron pin, their northeast corner; thence with their north line, North 72 deg. 50' West 159.5 feet to an iron pin; thence North 3 deg. 55' East 198.5 feet to an iron pin; thence South 88 deg. 07' East 276 feet to an iron pin; thence South 7 deg. 54' 43" East 9.66 feet to an iron pin; thence South 68 deg. 32' East 228.91 feet to an iron pin; thence South 21 deg. 32' West 133.55 feet to a concrete monument; thence North 71 deg. 56' West 128.48 feet to a concrete monument; thence South 3 deg. 08' West 262.85 feet to an iron pin; thence with the margin of Murfreesboro Road, North 72 deg. 56' West 149.90 feet to the point of beginning.

The above described property was conveyed to Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, Partners d/b/a Music City Motor Inn, by deed from Louis Diamond Field, Arthur K. Lowen and Carolyn Finkelstein Lowen, of record in Book 5141, page 789, said Register's Office. The said Manzur Murshed quitclaimed his interest in said property to Moinul Huq and Zarina Huq by Quitclaim Deed of record in Book 5201, page 753, said Register's Office, re-recorded in Book 5495, page 946, said Register's Office and by Deed of Correction of record in Book 5540, page 782, said Register's Office. By Quitclaim Deed of record in Book 5551, Page 195, said Register's Office, Zarina Huq conveyed her interest in said property to Nurjahan Begum.

This is improved property known as 526 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, 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 for easements of record in Book 2301, page 445, Book 2490, page 486, Book 2443, page 183, Book 4212, page 910 and Book 4953, page 70, Register's Office for Davidson County, Tennessee; and

> Deed of trust executed by Alfred Finkelstein and Dave M. Shatz, a partnership d/b/a Murfreesboro Road Motor Inn., to Pryor York Lillie, Jr., Trustee, of record in Book 4669, page 424, Register's Office for Davidson County, Tennessee, to secure to Third National Bank, dated January 2, 1973, an indebtedness in the amount of $623,194.76 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.
>
> Deed of trust executed by Manzur Murshed, Moinul Huq and Mrs. Zarina Huq, to J. M. Grissim, Trustee, of record in Book 5141, page 793, Register's Office for Davidson County, Tennessee, to secure to Louis Diamond Field, Arthur K. Lowen and Carolyn Finkelstein Lowen an indebtedness in the amount of $700,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal. Said note and deed of trust securing the same were modified by Modification Agreement of record in Book 5536, page 977, said Register's Office.

The Grantors covenant and agree to pay and to furnish monthly proof of payment to the Grantees of the above second obligation encumbering the described property in Book 5141, page 793, Register's Office for Davidson County, Tennessee when and as it matures and in the event and to the extent that they do not, they expressly consent for any or all payments of the three (3) Promissory Notes as described above and subordinated thereto to be applied by the Grantees to the second obligation so encumbering the described property, any such payments under the Third Note being applied in inverse order of maturity. Upon failure by the Grantors to pay the said above obligation and the subsequent application of any one or all of the said three (3) subordinated Promissory Notes to the obligations shall not constitute a default thereunder.

We 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.

This conveyance includes, to the extent that the same is realty, all of the Grantors' right, title and interest in an to the furniture, fixtures and equipment located on the premises and used in the operation of the Music City Motor Inn.

WITNESS OUR HANDS, this 4th day of January, 1980.

Moinul Huq
Moinul Huq

Nurjahan Begum
Nurjahan Begum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Moinul Huq and Nurjahan Begum, the Bargainors, 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 4th day of January, 1980.

Notary Public

My Commission expires: 1-15-83

NOTARY PUBLIC

IDENTIF. REFERENCE

JAN 7 3 33 PM '80

FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

F 7 1 1 9 9

593 0107 2573 74- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5552 PAGE 331

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1102450-00	2866.24 CO TX .50 PRFEE 12.00 MDEED CHECK 2878.74- 5934A01/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71199

IDENTIF. REFERENCE

JAN 7 3 33 PM '80

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

No. 735507