This Form furnished by Attorneys Title Company, Inc.

FROM

Motel Systems, Inc.

BOOK 5768 PAGE 503

TO Michael P. Spence

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Mike Spence (NAME)	Mr. Michael P. Spence (NAME)	Map 106
821 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	821 Murfreesboro Rd. (STREET ADDRESS)	Parcel 25
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

JAMES V. MONDELLI
Attorney at Law
214 Third Avenue, North
Nashville, TN 37201
(615)244/2070

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF July 1981.

Notary Public

MY COMMISSION EXPIRES: April 22, 1984

(AFFIX SEAL)

MOTEL SYSTEMS, INC. ~~hereby~~ quitclaim to Michael P. Spence

all my interest in the following land:

PARCEL NO. 1: Land in the 16th Civil District of Davidson County, Tennesse described according to a survey made by E.L. Miller and Company, dated July 30, 1970, as follows:

Beginning on the southwesterly margin of Murfreesboro Pike in the southeasterly line of the property conveyed to Sinclair Refining Company by Deed from Spence Motel, Inc., of record in Book #4137, Page #416, said Register' Office; thence along the southwesterly margin of Murfreesboro Pike, South 48° 28' East 180.5 feet; thence South 55° 02' West 418 feet to an iron pin; thence South 55° 51' West 412.9 feet; thence South 57° 20' West 36 feet, thence North 55° 50' West 129.2 feet; thence North 38° 42' East 516.5 feet along the southwesterly boundary of the property conveyed to the State of Tennessee by deed of record in Book #3436, Page #80, said Register's Office thence continuing with said right-of-way of Interstate I-24, North 42° 47' East 201.9 feet to the southwesterly line of the Sinclair Refining Company property; tehnce South 48° 28' East 150.2 feet; thence North 52° 50' East 142.7 feet to the beginning.

PARCEL NO. 2 & PARCEL NO. 3 SEE ATTACHED SHEET FOR DESCRIPTION.

IDENTIF. REFERENCE

G 50156

JUL 10 2 28 PM '81

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

unimproved ( )
This is improved (X) property, known as 821 Murfreesboro Road, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness its hand this 10th day of July, 1981

MOTEL SYSTEMS, INC.

By: Michael P. Spence

MICHAEL P. SPENCE, President

Lloyd B. Layhew

LLOYD B. LAYHEW, Secretary

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike P. Spence & Lloyd B. Layhew and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary respectively of the Motel Systems, Inc. the within named bargainor, a corporation, and that (he) as such Mike P. Spence, President and Lloyd B. Layhew, Secretary (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael P. Spence as such President, and attesting the same by the said Lloyd B. Layhew as such Secretary

Witness my hand and official seal at office at 823 Murfreesboro Rd on this the 16 day of July, 19 81

My commission expires April 22, 1984

Bessie Bailey
Notary Public

BESSIE BAILEY NOTARY PUBLIC TENN.

FROM
MOTEL SYSTEMS, INC.

TO
MICHEAL P. SPENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PARCEL NO. 2: Easement for the benefit of Parcel No. 1 as created by deed from Spence Motels, Inc. to Sinclair Refining Company, dated June 2, 1967, and recorded in Book #4137, Page #416, said Register's Office, for ingress and egress over, under and across the premises described as follows: Beginning at the northeast corner of the property hereby conveyed; thence in a northwesterly direction along the southern right-of-way line of Murfreesboro Pike a distance of 25 feet to a point; thence in a southerly direction 51 feet, more or less, to a point in the east line of the property hereby conveyed which point lies 50 feet southwesterly from the northeast corner of said property; thence northwesterly along said east property line a distance of 50 feet to the point of beginning; subject, however, to the use by Sinclair Refining Company of a portion thereof extending 12 feet 6 inches along the southerly line of Murfreesboro Pike in a westerly direction from the northeast corner of said easement area and extending southwesterly approximately 20 feet along the easterly property line of said easement area the above described triangular area to be enclosed by a concrete curbing and used by Sinclair Refining Company for the creation and maintenance thereon of a sign pole and sign and a light pole and lighting fixture, the remaining portion of said curbed area to be landscaped by Sinclair Refining Company.

PARCEL NO. 3: Easement for the benefit of Parcel No. 1 for ingress and egress as to a 30 foot easement along the southeasterly line, as shown on survey made by E. L. Miller, Jr. and Company, dated July 30, 1970.
Being the same property conveyed to Motel Systems, Inc. by Deed from Copper Penny Corporation of record in Book #4781, Page #891, Register's Office of Davidson County, Tennessee.