BOOK 5863 PAGE 122

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00
(Includes personal property)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1982

Notary Public

MY COMMISSION EXPIRES: April 7, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia S. Spicer
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Investors (NAME)	The First National Bank of St. Paul (NAME)	82-10-20
Limited Partnership, a Minnesota Limited Partnership	332 Minnesota St. (STREET ADDRESS)	19W-7065
2211 London Rd. (STREET ADDRESS OR ROUTE NUMBER)		
Duluth, Minn. 55804 (CITY) (STATE) (P. O. ZIP)	St. Paul, Minnesota 55101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tennessee Vagabond Hotels, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashville Investors Limited Partnership, a Minnesota Limited Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being a portion of Lot No. 1 on the plan of Matador Corner, of record in Book 4350, page 131, said Regsiter's Office and described according to a survey of J. L. Murphy, Sr. and Company, 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 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 orginally 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 **

unimproved ( )
This is improved (X) property, known as 99 Spring Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, 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, unless otherwise herein set out; and 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of March, 19 82

Tennessee Vagabond Hotels, Inc.

By: H. Gregory Meeks
H. Gregory Meeks
Vice-President-Finance

By: John Stone
John Stone, Secretary

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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~~ CALIFORNIA)
~~XXXXXXXXX~~ COUNTY OF SAN DIEGO) ss

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. Gregory Meeks and John Stone with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice President-Finance and Secretary respectively of the Tennessee Vagabond Hotels, Inc. the within named bargainor, a corporation, and that (~~he~~ they) as such Vice President-Finance and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Gregory Meeks for Tennessee Vagabond Hotels, Inc. as such Vice Pres.-Finance, and attesting the same by the said John Stone for Tennessee Vagabond Hotels, Inc. as such Secretary

Witness my hand and official seal at office at San Diego, CA on this the 15th day of March, 19 82

My commission expires ~~March 8, 1985~~ DONNA JEAN HEDGES

Donna Jean Hedges
Notary Public

OFFICIAL SEAL
DONNA JEAN HEDGES
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Mar. 8, 1985

WARRANTY DEED

FROM

Tennessee Vagabond Hotels, Inc.

TO

Nashville Investors,

a Minnesota Limited Partnership

G 8.3693

IDENTIF. REFERENCE

RUSH

MAR 18 10 17 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN

Patricia S. Spicer
~~XXXXXXXXXXXXXXXXXXXX~~
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

**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 Metropolitan Government of Nashville and Davidson County, Tennessee; thence with said alley, north 72° 30' 15" west 218 feet to the point of beginning, and containing 2.60 acres, more or less.

Being the same property conveyed to Tennessee Vagabond Hotels, Inc. by deed from John H. Noel, III, Trustee with full power, of record in Book 5297, page 12, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5863 PAGE 124

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
		1,250,000.00	CO	
			3250.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 3256.50-	
7555A03/16/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8.36998

IDENTIFICATION REFERENCE

MAR 18 10 17 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 871882