Rec'd 26.50

This Instrument Prepared for Recording by Joseph H. Huie Attorney
CROLEY, DAVIDSON & HUIE
2210 United American Plaza
Knoxville, Tennessee 37929

QUIT CLAIM DEED

BOOK 5905 PAGE 1

THIS INDENTURE, made this 22nd day of June, A. D., 1982, between AMERICAN CAPITAL ENTERPRISES, INC.

of Knox County, Tennessee, First Parties, and

MUSIC CITY MOTELS, LTD.

of Knox County, Tennessee, Second Parties,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of

ONE AND NO/100----------Dollars ($ 1.00------)

to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged,

have bargained, sold, remised, released, and QUIT CLAIMED, and do hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said parties of the second part, the following described premises, to wit: Situated in District No. Two (2) of ~~Knox~~ Davidson County, Tennessee, located North of Percy Priest Drive, East of Fitzpatrick Road and South of Interstate 40 Off-Ramp to Stewarts Ferry Pike, and South of Stewarts Ferry Pike, more particularly described as Lot No. Two (2), on the Plan of Larchwood Commercial Subdivision, Section Two, as of record in Book 5190, Page 591, in the Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a concrete monument in the Southerly right-of-way of Interstate Highway I-40, being the Northeasterly corner of George W. Reichardt, Trustee, as recorded in Book 4293, Page 577, Register's Office for Davidson County, Tennessee; thence with said right-of-way, North 65 deg. 14 min. 40 sec. East, 285.21 feet to a concrete monument; thence North 52 deg. 52 min. 15 sec. East, 90.80 feet; thence leaving said I-40 right-of-way, South 17 deg. 17 min. 56 sec. East, 355.11 feet with Larchwood Commercial Subdivision, as recorded in Book 5210, Page 176, Register's Office for Davidson County, Tennessee, to a point in the Northerly margin of Percy Priest Drive; thence in a Westerly direction with Percy Priest Drive along a curve to the right having a central angle of 20 deg. 16 min. 33 sec., a radius of 1,370.00 feet and a curve length of 484.82 feet; thence leaving said Drive, North 05 deg. 34 min. 45 sec. East, 292.57 feet to the point of BEGINNING, containing 3.11 acres, more or less.

BEING the same property conveyed to American Capital Enterprises, Inc., by deed from Family Inns of America, Inc., dated March 24, 1982, of record in Warranty Book 5853, Page 473, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to sanitary sewer easement to the Metropolitan Government of Nashville, in Davidson County, Tennessee, recorded in Book 5569, Page 99; no right of ingress or egress to a controlled access highway which runs along the Northerly boundary; 20 foot sanitary sewer easement along the Northerly property line, 10 foot utility and drainage easement along the North and West property line, 20 foot utility and drainage easement along part of the North property line and a public utiltiy easement of varied widths along the East property line as shown by survey of Barge, Waggoner, Sumner & Cannon, dated June 11, 1980, revised August 7, 1981; matters shown on the plan of record in Book 5190, Page 591; Restrictive covenants set out in the deed of record in Book 5834, Page 171, all in the Register's Office for Davidson County, Tennessee.

Mail Tax Statement to: Mr. Dave Hackett
Music City Motels, Ltd.
I-40 Stewarts Ferry Dr. &
Percy Priest Dr.
Nashville, TN 37214

BOOK 5905 PG 2

G 9 7 8 4 2

IDENTIF. REFERENCE

JUN 30 1 58 PM '82

PEGGY J. MOSES REGISTER
KNOX COUNTY, TN

and all the estate, right, title and interest of the parties of the First part, therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein **To have and to hold** the said premises to the said parties of the second part, their heirs and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set hands and seals the day and year first above written.

.....(L. S.)	American Capital Enterprises, Inc. (L. S.)
.....(L. S.)	.....(L. S.)
.....(L. S.)	By: Gayle Goins (L. S.) President
.....(L. S.)	.....(L. S.)

STATE OF TENNESSEE, KNOX COUNTY } ss.

Personally appeared before me....., a Notary Public in and for said County, the within named 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 office this.....day of .....A. D. 19.....

My Commission expires: ....., Notary Public

.....

STATE OF TENNESSEE)
COUNTY OF KNOX) ss.

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared Gayle Goins, with whom I am personally acquainted, and who upon oath acknowledged herself to be the President of American Capital Enterprises, Inc., the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as President.

Witness my hand and seal at office, this 23rd day of June, 1982.

My Commission Expires: May 20, 1986

Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever if greater, is $ 50.00. Affiant Gayle Goins.
Subscribed and sworn to before me this 23rd day of June, 1982.

Notary Public

THE KEITH PRESS, PRINTERS, KNOXVILLE