B0444

H28721

BOOK 6000 PAGE 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

IDENTIF. T. REFERENCE

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

JAN 31 12 04 PM '83
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

William N. Henderson Jr.
Affiant

Subscribed and sworn to before me, this 24th day of January, 1983.

J M McNeill
Notary Public

My Commission expires: April 17, 1983

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Music Valley Inns, Inc. P.O. Box 100902 Nashville, TN 37210	SAME	62 29

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, DANIEL C. RUDY AND JACOB FRANK RUDY, JR., SAM L. POWERS, AND WILLIAM D. HARDISON, JR., CO-EXECUTORS OF THE ESTATE OF JACOB FRANK RUDY, AND WILLIAM D. HARDISON, JR., TRUSTEE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MUSIC VALLEY INNS, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Reserve Parcel B on the Plan of the Second Revision of Rudy's Corner, Section One, as of record in Book 4860, page 84, said Register's Office, and further described according to a survey by Barge, Waggoner, Sumner & Cannon, Engineers, as follows:

Beginning at a point in the north margin of McGavock Pike, said point being the southwest corner of Rudy's Corner, Section 4, as recorded in Book 5190, page 165, said Register's Office; thence, with the north margin of McGavock Pike, North 82 deg. 55 min. 20 sec. West, 405.47 feet to a concrete monument; thence, North 83 deg. 38 min. 42 sec. West, 77.55 feet to a concrete monument; thence, with a curve to the right having a central angle of 90 deg. 43 min. 22 sec. a radius of 25.00 feet, 39.59 feet to a concrete monument; thence, with the east margin of Music Valley Drive, North 7 deg. 04 min. 04 sec. East, 57.32 feet to a concrete monument; thence, with a curve to the right having a central angle of 56 deg. 30 min, a radius of 460.00 feet, 453.61 feet to a concrete monument; thence, North 63 deg. 34 min. 40 sec. East, 246.54 feet to a concrete monument; thence, with a curve to the left having a central angle of 40 deg. 33 min. 02 sec. a radius of 540.00 feet, 382.18 feet to a concrete monument; thence, leaving Music Valley Drive, South 74 deg. 38 min. 36 sec. East, 94.20 feet to a concrete monument in the westerly margin of Briley Parkway; thence, with said Parkway, South 2 deg. 31 min. 24 sec. West, 47.35 feet to a concrete monument; thence, South 7 deg. 10 min. 21 sec. West, 467.17 feet to the northeast corner of Rudy's Corner, Section 4; thence, with said Section 4, North 82 deg. 55 min. 20 sec. West, 220.73 feet to a point; thence, South 97 deg. 04 min. 40 sec, West, 375.00 feet to the point of beginning, containing 7.88 acres, more or less.

Being part of the same property conveyed to Daniel C. Rudy and J. Frank Rudy by deed from Rudy Sausage Company and Rudy's Farm Company of record in Book 4052, page 913, and by deed from Daniel C. Rudy and wife, Jeanette C. Rudy of record in Book 4858, page 761, Register's Office for Davidson County, Tennessee, and by abandonment of a portion of Elzie Miller Road as set out in Metro Ordinance No. 75-1282. The said J. Frank Rudy having since died and his will of record in Will Book 135, page 318, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing the above-named Co-Executors and Trustee to sell and convey subject property.

The premises herein conveyed is not the usual resident of any of the Grantors.

This conveyance is made subject to the Plan of record in Book 4860, page 84, Register's Office for said County; a 15 foot utilities and access easement along a portion of the easterly line; a 20 foot easement for sanitary sewer and/or storm drainage across the southerly portion of said lot, of record in Book 5402, page 469, said Register's Office; lack of direct access to Briley Parkway and 1983 Metropolitan taxes which have been prorated and assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 as 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of January, 1983.

Daniel C. Rudy
Daniel C. Rudy

Jacob Frank Rudy, Jr.
Jacob Frank Rudy, Jr., Co-Executor

Sam L. Powers
Sam L. Powers, Co-Executor

William D. Hardison, Jr.
William D. Hardison, Jr., Co-Executor

William D. Hardison, Jr.
William D. Hardison, Jr., 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 DANIEL C. RUDY AND JACOB FRANK RUDY, JR., SAM L. POWERS, AND WILLIAM D. HARDISON, JR., CO-EXECUTORS, AND WILLIAM D. HARDISON, JR., TRUSTEE, 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 the 24th day of January, 1983.

J. M. McNeill
Notary Public

J. M. McNEILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

April 17, 1983

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6000 PAGE 46

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
		1,550,000.00 Conv.		
			4030.00	CO TX
			.50	MO TX
	VD		.50-	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	4036.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

H 2 8 7 2 1

IDENTIF. REFERENCE

JAN 31 12 04 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 926630