*LIMITED

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cedars Inn, Inc. and	SAME	86-215 (Lot 6)
Ramanbhai N. Patel	(NAME)	86-216 (Lot 7)
c/o Cedars Inn Motel		
U.S. Hwy 231 & I-65 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of 86-251 (1.66 acres)
LEBANON, TN 37087 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6013 PAGE 430

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~~ XX Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cedars Inn, Inc. as to a 75% undivided interest and Ramanbhai N. Patel as to a 25% undivided interest

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Grantor hereby burdens the property described in Exhibit A with a 25 foot public utilities, drainage and access easement running across the most southerly side of the 1.66 acre tract, said easement being more particularly described as follows:

Beginning at a point, said point being the most southeast corner of Lot No. 7 on the Plan of Resubdivision lot and Reserve Parcel (201) of Priest Lake Commercial Park, as of record in Book 4885, page 118, Register's Office said County; thence with the easterly line of said Lot No. 7, North 0° 42' West a distance of 25.21 feet to a point; thence leaving said easterly line of said Lot No. 7, South 83° 19' 52" East a distance of 250.41 feet to a point in the most easterly line of the above described 1.66 acre tract; thence along the said most easterly line South 0° 42' East a distance of 25.21 feet to a point, said point being the most southeast corner of the above described 1.66 acre tract; thence along the most southerly line of said 1.66 acre tract North 83° 19' 52" West a distance of 250.41 feet to the point of beginning.

The property described in Exhibit A is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 5499, page 614, said Register's Office. (Applies to Lots 6 and 7)
3. The Plan of record in Book 4885, page 118, said Register's Office. (Applies to Lots 6 and 7)

It is understood and agreed that as long as Grantor owns the 6 acre, more or less, tract of land adjacent to the property described in Exhibit A, the property described in Exhibit A will not be used for purposes other than a motel unless approved by Grantor, such approval not to be unreasonably withheld.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

unimproved [X]
This is improved ( ) property, known as (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 successors, assigns 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 its hand this 9th day of March, 1983

ATTEST: COMMERCE UNION BANK

BY: [signature] AVP BY: [signature] V.P.

Form 3

STATE OF _____)

COUNTY OF _____)

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 _____, this ___ day of _____, 19 __.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RONALD G. TURNER and DAVID W. ELLIS with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the VICE PRESIDENT and ASST. VICE PRESIDENT respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such VICE PRESIDENT and ASST. VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RONALD G. TURNER JUDY SANDERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE as such VICE PRESIDENT and attesting the same by the said DAVID W. ELLIS as such ASST. VICE PRESIDENT.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 9 day of March, 1983

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

*LIMITED **WARRANTY DEED**

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Cedars Inn, Inc. as to a 75% undivided interest and Ramanbhai N. Patel as to a 25% undivided interest

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 118,180.00

✓ Vasantlal C. Patel

Subscribed and sworn to before me this 9 day of March, 19 83

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of Priest Lake Commercial Park of record in Book 4885, page 118, Register's Office for Davidson County, Tennessee, and a 1.66 acre, more or less, tract of land described together according to a boundary survey dated February 28, 1983, as amended on March 8, 1983, prepared by Anderson-Delk & Associates, as follows:

Beginning at a point on the south margin of Central Pike, a distance of 575.5', more or less, east of the intersection of Old Hickory Boulevard and Central Pike, said point being the same as the northwest corner of Lot No. 6 on the Plan of Priest Lake Commercial Park of record in Book 4885, page 118, said Register's Office; thence S 12° 03' 00" W a distance of 262.68' to a point, said point being the southwest corner of said Lot No. 6; thence S 77° 30' 00" E a distance of 265.50' to a point; thence S 83° 19' 52" E 250.41' to an iron pin; thence N 0° 42' 00" W 292.0' to an iron pin on the south margin of Central Pike; thence N 84° 04' 00" W along the south margin of Central Pike 368.40' to a monument; thence in a westerly direction along the south margin of Central Pike on the right side of a curve having a radius of 750.93' a distance of 84.21' to the point of beginning, containing 3.11 acres, more or less.

Being part of the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5676, page 72, said Register's Office, and being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5714, page 250, said Register's Office.

H 3 5 5 8 7

IDENTIF. REFERENCE

MAR 14 9 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6019 PAGE 493

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			118180.00- CO	
			307.32 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 316.82-	
			2666A03/11/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 5 8 7

IDENTIF. REFERENCE

MAR 11 3 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934644