CEDARS INN, INC.

TO: LIMITED WARRANTY DEED

SHANKERBHAI G. PATEL, ET AL

This Instrument Prepared By:
THOMAS N. BATEMAN, Attorney
221 South Third Street
Clarksville, TN 37040

BOOK 6232 PAGE 641

Address New Owners	Send Tax Bills To	Map Parcel Nos.
Shankerbhai G. Patel, et al c/o Cedars Inn, Inc. U.S. Hwy 231 & I-40 East Lebanon, TN 37087	Same	86-215 (Lot 6) 86-216 (Lot 7) Part of 86-251 (1.66 acres)

FOR TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid by the hereinafter named Grantees, receipt of which is hereby acknowledged, CEDARS INN, INC., a Tennessee corporation, with principal offices in Lebanon, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SHANKERBHAI G. PATEL, VASANTLAL G. PATEL and SOMABHAI G. PATEL, hereinafter called the Grantees, and unto their heirs and assigns, a 25% undivided interest each in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to-wit:

(See Exhibit A attached hereto and incorporated by reference as though fully copied herein.)

TO HAVE AND TO HOLD said real estate unto the said SHANKERBHAI G. PATEL, VASANTLAL G. PATEL and SOMABHAI G. PATEL, and to their heirs and assigns forever.

THE GRANTOR COVENANTS that it is lawfully seized and possessed of and has a good and perfect right to convey said realty; and it is unencumbered except for (a) any unpaid property taxes, of which the Grantees have full knowledge and assume; (b) a certain deed of trust of record in Book 6019, Page 494, in the Register's Office for Davidson County, Tennessee, securing an indebtedness evidenced by a promissory note in the original principal amount of $ 94,000.00, payable to Commerce Union Bank, Nashville, Tennessee, and which the Grantor covenants is in a current condition, and of which the Grantees have full knowledge and assume, and except for the foregoing, will forever warrant and defend the title unto the Grantees, and to their heirs and assigns, against all lawful claims, by all persons or parties claiming by, through or under the Grantor, but not otherwise, subject, however, to

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 70,500
Pamela Boyd for Thomas N. Bateman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF Dec. 19 84
Notary Public

(a) 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: BOOK 6232 PAGE 642

> 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 deg. 42' West a distance of 25.21 feet to a point; thence leaving said easterly line of said Lot No. 7, South 83 deg. 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 deg. 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 deg. 19' 52" West a distance of 250.41 feet to the point of beginning.

(b) 1983 Metropolitan Government taxes and all other unpaid property taxes.

(c) Restrictive covenants of record in Book 5499, page 614, in said Register's Office. (Applies to Lots 6 and 7).

(d) The Plan of Record in Book 4885, page 118, in said Register's Office. (Applies to Lots 6 and 7).

(e) Restrictions in Book 6019, Page 430, in said Register's Office which provide that as long as Grantor (Commerce Union Bank) owns the 6 acre, more or less, tract of land adjacent to the property described in Exhibit A hereto, the property described in Exhibit A will not used for purposes other than a motel unless approved by Grantor (Commerce Union Bank), such approval not to be unreasonably withheld.

AS FURTHER CONSIDERATION FOR THIS CONVEYANCE, the Grantees assume the unpaid balance due on that certain promissory note mentioned hereinbefore in the original principal amount of $94,000.00, payable to Commerce Union Bank, Nashville, Tennessee, which has a present unpaid balance of $ 93,656.20.

THE GRANTEES JOIN in the execution of this deed for the purpose of assuming the above balance of indebtedness to Commerce Union Bank, Nashville, Tennessee, and agree to do and abide by all the terms and conditions set out in said deed of trust securing said note and to forever save the Grantor harmless from any further obligation thereon.

POSSESSION will be given with the deed.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this the 8th day of February, 1984.

CEDARS INN, INC.

By: Vasantlal G. Patel
Vasantlal G. Patel, President

Attest:
Shankerbhai G. Patel
Shankerbhai G. Patel
Secretary

Shankerbhai G. Patel
SHANKERBHAI G. PATEL

Vasantlal G. Patel
VASANTLAL G. PATEL

Somabhai G. Patel
SOMABHAI G. PATEL

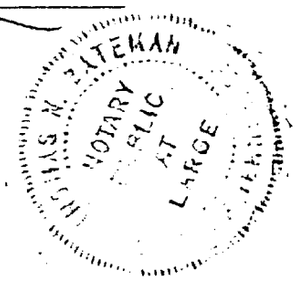
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, a Notary Public in and for said State and County, personally appeared VASANTLAL G. PATEL and SHANKERBHAI G. PATEL, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the President and Secretary, respectively, of CEDARS INN, INC., the within named bargainor, a Tennessee corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said VASANTLAL G. PATEL signing the name of the corporation by himself as President and the said SHANKERBHAI G. PATEL attesting thereto as Secretary.

WITNESS my hand and seal, at office, on this the 16th day of February, 1984.

NOTARY PUBLIC

My Commission Expires: March 16, 1987



STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, SHANKERBHAI G. PATEL, VASANTLAL G. PATEL and SOMABHAI G. PATEL, 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 seal, at office, on this the 16th day of February, 1984.

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NOTARY PUBLIC - at - Large.

My Commission Expires: March 16, 1987

THOMAS N. BATEMAN NOTARY PUBLIC AT LARGE STATE

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:

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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.

Being a 75% interest in and to the above-described property, conveyed to the Grantor by deed dated the 9th day of March, 1983, by Commerce Union Bank, and of record in Book 6019, Page 430, in the Register's Office for Davidson County, Tennessee.

103635
IDENTIF. REFERENCE
FEB 16 4 02 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
02/16/84 198.80- CHECK
3814

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8232 PAGE 646

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
			70500.00- CAMT.	
			183.30 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	198.30-
3814A	02/16/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 3 6 3 5

IDENTIF. REFERENCE

FEB 16 4 02 PM '84

No. 13999