This Instrument Prepared By:
Law Offices of
CORDON, BOTTORFF, SROUJI,
& HESS, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 6373 PAGE 940

FROM: WILLIAM M. BAILEY, JR. and wife, GEORGIA H. BAILEY

TO: NORTH COAST INNS CO., an Ohio General Partnership

GENERAL PROPERTY REFERENCE: Lots 1 & 2, McArthur Subdivision
1.96 acres

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Nos.

North Coast Inns Co.
c/o The Springer Group
28001 Chagrin Blvd.
Cleveland, Ohio 44122

Same

Field Book Nos.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is FOUR HUNDRED FIFTY THOUSAND ($450,000.00) Dollars.

Thomas C. Bottorff
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of Sept., 1984.

Sandra Baldinger
Notary Public

My Commission Expires: 5/9/88

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED FIFTY THOUSAND ($450,000.00) DOLLARS, cash in hand paid, WILLIAM M. BAILEY, JR. and wife, GEORGIA H. BAILEY, the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto NORTH COAST INNS CO., an Ohio General Partnership, its successors and assigns, the Grantees herein, a certain tract or parcel of land in the First Civil District of Metropolitan Nashville, Davidson County, State of Tennessee, being Lots 1 and 2 on the Plan of McArthur Subdivision as recorded in Book 5200, page 363, Register's Office, Davidson County, Tennessee and being described more fully, together as follows:

Beginning at an iron pin in concrete on the easterly right-of-way line of Franklin Pike Circle at the common corner of Eldred A. Epple, Trustee and Lot 1 of the McArthur Subdivision and proceeding as follows:

1. With Epple's south line S 67 degrees 43' 41" E 137.37 feet to an iron pin on the westerly right-of-way line of Interstate 65; thence,

2. With said line S 25 degrees 49' 11" W 370.06 feet to a concrete monument; thence,

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3. S 41 degrees 42' 39" W 59.85 feet to an iron pin at the southeasterly corner of Lot 2; thence,

4. N 62 degrees 55' 00" W 220.13 feet to an iron pin on the easterly right-of-way line of Franklin Pike Circle; thence,

5. N 27 degrees 05' 00" E 93.51 feet to a concrete monument; thence,

6. With a 425.41 foot radius curve to the right 148.47 feet to an iron pin in concrete, said curve has a chord bearing and distance of N 37 degrees 04' 55" E 147.721 feet; thence,

7. N 47 degrees 04' 50" E 188.75 feet to the point of beginning and containing 1.96 acres, more or less.

Being the remaining portion of that property conveyed to Sarah H. McArthur and Georgia H. McArthur (now Bailey) as Tenants in Common with rights of survivorship by Deed of record in Book 1783, page 475, which property was the subject of the proceeding in the Chancery Court for Davidson County, Tennessee, styled Georgia H. Bailey, individually and as Guardian for Sarah H. McArthur, etc. vs. Sarah H. McArthur, et al, Docket No. A7792; and further being the same property a portion of the title to which was devised to the Grantors herein by the Last Will and Testament of Sarah H. McArthur, deceased, of record in Will Book 148, page 413, Probate Section of the County Court Clerk's Office, Davidson County, Tennessee.

The Grantors also sell, grant and convey to the Grantees all of the Grantors' right, title and interest in and to that certain Cross Easement for Ingress and Egress and for Parking of record in Book 5796, page 67, Register's Office, Davidson County, Tennessee, which is a covenant running with the land and to which this conveyance is subject. This conveyance is also subject to the Restrictive Covenants, which also run with the land, as of record in Book 5796, page 74, Register's Office of Davidson County, Tennesee, the matters appearing on the Plan of the said McArthur Subdivision of record in Book 5200, page 363, Register's Office of Davidson County, Tennessee, and the taxes for the year 1984 which will be pro-rated between the Grantors and Grantees as of the date of conveyance.

TO HAVE AND TO HOLD said tract of land and the aforesaid Cross Easement for Ingress and Egress and for Parking, with the appurtenances, estate, title and interest thereto belonging to NORTH COAST INNS CO., an Ohio General Partnership, its successors and assigns, forever.

William M. Bailey, Jr. and wife, Georgia H. Bailey, do covenant with North Coast Inns Co., that they are lawfully seized and possessed of said land and the Cross Easement for Ingress and Egress and for Parking in fee simple, have a good right to convey same, and same is unencumbered, except as otherwise referred to herein.

William M. Bailey, Jr. and wife, Georgia H. Bailey, further covenant and bind themselves, their heirs, successors and assigns, to warrant and defend forever the title to said land and the aforesaid Cross Easement for Ingress and Egress and for Parking to North Coast Inns Co., its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of August, 1984.

William M. Bailey, Jr.
WILLIAM M. BAILEY, JR.

Georgia H. Bailey
GEORGIA H. BAILEY

STATE OF CALIFORNIA
COUNTY OF Riverside

Before me, Patricia Ann Iwerks of the State and County aforesaid, personally appeared WILLIAM M. BAILEY, JR. and GEORGIA H. BAILEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained, by signing their names thereto.

Witness my hand and seal at office in Riverside, this 24th day of August, 1984.

Patricia Ann Iwerks
Notary Public

My Commission Expires: Sept 20, 1985

OFFICIAL SEAL
Patricia Ann Iwerks
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. Sept. 20, 1985

I 47384

IDENTIF. REFERENCE

SEP 4 2 56 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

DUPLICATE
Tax paid on this Contract
In the amount of 1170.00
on instrument # I 11808
recorded in Davidson
County Registers Office
Date 9/4/84 Dep. Reg.
B. Edwards