3046

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOOK 6330 PAGE 83

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Motel Recovery and Development, Inc. (NAME)	(SAME) (NAME)	Map 82-15
Rt. 4, Box 312 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 67
Fayetteville, Arkansas 72701 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Old Stone Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Motel Recovery and Development, Inc., an Arkansas corporation

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.)

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

1. 1984 Metropolitan Government taxes.

2. Statutory right of redemption of S. V. Patel and B. B. Patel and any creditor claiming through S. V. Patel and B. B. Patel arising by virtue of the foreclosure of the deed of trust securing Old Stone Bank dated October 31, 1973 and recorded in Book 4760, page 442, as corrected in Book 4773, page 906, Register's Office for Davidson County, Tennessee, and amended in Book 5165, page 581, and Book 5552, page 153, said Register's Office; the Substitute Trustee's Deed having been recorded on July 16, 1984 of record in Book 6338, page 487, said Register's Office.

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

152356

IDENTIFICATION REFERENCE

SEP 26 4 51 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 400 Main Street, Nashville, Tennessee 37206
(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 20th day of September, 1984

OLD STONE BANK

BY: J. Scott Burns

J. Scott Burns, Senior Vice President

697 - 69.50 CHECK

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 RHODE ISLAND)

COUNTY OF Providence)

BOOK 6390 PAGE 84

Before me, Mary Ann Ambrifi, a Notary Public within and for the State and County aforesaid, personally appeared J. Scott Burns and XXXXXXXXXXX with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Senior VP and XXXXXXXXXXXXXXXXXXXXXXXXX respectively of the Old Stone Bank the within named bargainor, a corporation, and that (he, they) as such Senior VP and XXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Scott Burns as such Senior VP, and attesting the same by the said XXXXXXXX as such XXXXXXXXXXXXXXXXXXXXX.

WITNESS my hand and official seal at office at Providence on this 20 day of September 19 84.

My Commission Expires: _____

Notary Public

*SPECIAL WARRANTY DEED

FROM Old Stone Bank

TO Motel Recovery and Development, Inc., an Arkansas corporation

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 $399,000.00.

Affiant

Sworn to and subscribed before me this 26th day of September, 1984.

My Commission Expires: 7-21-85

~~STATE OF RHODE ISLAND)~~

~~COUNTY OF Providence)~~

~~The actual consideration or value, whichever is greater, for this conveyance is $ 399,000.00~~

~~Subscribed and sworn to before me this 20 day of September 1984~~

~~Commission Expires: _____~~

~~Notary Public~~

~~MARY ANN AMBRIFI, Notary Public State of Rhode Island and Providence Plantations My Commission Expires~~

BOOK 6390 PAGE 85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $399,000.00.

Lee Slaughter
Affiant

Sworn to and subscribed before me, this 26th day of September, 1984.

Patricia L. Stone
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-85

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot Nos. 36 thru 44, both inclusive, and all of Lot No. 45, and part of North Fourth Street, as closed by Bill No. 69829 of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Alley No. 254, and Howerton Street closed by Bill No. 64257 of said Council, on the Plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said County; part of Lot No. 107, all of Lots 108 thru 113 both inclusive, and part of Lot No. 114, and part of Oldham Street closed by Bill No. 64257 and 69829; and Alley No. 255, closed by Bill No. 69829 of Council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court; part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64257 above mentioned on the Map of M. W. Wetmore's St. Alban's Plan of record in Book 21, page 37, said Register's Office, and parts of Lot 23 on the Map of M. W. Wetmore's Plan of record in Book 8, pages 173 and 174, said Register's Office, and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, February 15, 1967, revised April 5, 1971 and September 28, 1973, as follows:

Beginning at an iron pin the coordinates of which are Y-649,925.2 and X-1,773,400.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right of way line of Ellington Parkway as follows: South 44 deg. 36 min. 40 sec. West 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.63 feet a distance of 503.89 feet to a concrete monument; thence South 62 deg. 06 min. East 262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet a distance of 260.27 feet to a concrete monument; thence South 61 deg. 20 min. West, 115.06 feet to an iron pin; thence South 65 deg. 07 min. West, 42 feet to an iron pin in the easterly right of way line of Interstate Highway 65, also being the westerly margin of North Fourth Street as closed; thence with the easterly boundary line of said highway as follows: North 24 deg. 53 min. West, 404.78 feet to a concrete monument; thence South 64 deg. 56 min. West 80 feet to a concrete monument; thence North 70 deg. 42 min. West 67.49 feet to a concrete monument; thence South 67 deg. 08 min. West, 148.73 feet to a concrete monument; thence North 32 deg. 35 min. West, 460.77 feet to a concrete monument; thence North 67 deg. 50 min. West 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Meridian Street, North 0 deg. 52 min. West 21.23 feet to an iron pin; thence North 60 deg. 37 min. East 629.31 feet to a concrete monument; thence South 83 deg. 36 min. East, 59.82 feet to the point of beginning.

Being the same property conveyed to Old Stone Bank, by Substitute Trustee's Deed from Marc T. McNamee, Substitute Trustee, of record in Book 6338, page 487, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6390 PAGE 87

RECEIVED OF _____

FOR _____

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
			399000.00- CAMT.	
			1037.40 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1049.90-	
3697A	09/26/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 3 5 6.

IDENTIF. REFERENCE

SEP 28 4 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072138