B0436

WARRANTY DEED

BOOK 6428 PAGE 380

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Diversified Motel Properties Limited Partnership	Diversified Motel Properties Limited Partnership	82-10-20
(NAME) 100 Missabe Building	(NAME) 100 Missabe Building	
(STREET ADDRESS OR ROUTE NUMBER) Duluth, MN 55802	(STREET ADDRESS) Duluth, MN 55802	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, NASHVILLE INVESTORS LIMITED PARTNERSHIP, a Minnesota limited partnership, ~~Dollars~~

have this day bargained and sold, and do hereby transfer and convey unto the said DIVERSIFIED MOTEL PROPERTIES LIMITED PARTNERSHIP, a Minnesota limited partnership, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See Exhibit A which is attached hereto and made a part hereof by reference.

I 6 4 2 8 0

IDENTIF. REFERENCE

Nov 16 2 42 PM '84

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,999,316.80

Affiant

Subscribed and sworn to before me, this 15th day of November, 84

Notary Public

My commission expires: NOTARY PUBLIC-MINNESOTA ST. LOUIS COUNTY MY COMMISSION EXPIRES SEPTEMBER 22, 1990

unimproved ( )
This is improved (X) property, known as 99 Spring Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15th *day of* November, *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NASHVILLE INVESTORS LIMITED PARTNERSHIP

By
Jacob K. Hurzel, Its Managing General Partner

11/16 2:79.08 - CHECK

3009

BOOK 6428 PAGE 381

STATE OF ~~TENNESSEE~~ Minnesota)
COUNTY OF ~~DAVIDSON~~ St. Louis)

Personally appeared before me, Timothy E. Marx, *a Notary Public in and for said County and State,* Jacob K. Nurzel, the Managing General Partner of Nashville Investors Limited Partnership, a Minnesota limited partnership,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Duluth, Minnesota, ~~Tennessee~~, *this* 15th *day of* November, *19*84.

Timothy E. Marx *Notary Public*

TIMOTHY E. MARX
~~NOTARY PUBLIC MINNESOTA~~
ST. LOUIS COUNTY
MY COMMISSION EXPIRES SEPTEMBER 22, 1990

Commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *he is the* ....., *of the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., ... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

This instrument drafted by
Fryberger, Buchanan, Smith & Frederick, P.A.
700 Lonsdale Building
Duluth, Minnesota 55802

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4431
NASHVILLE, TENNESSEE 37238

LEGAL DESCRIPTION OF:
BEST WESTERN METRO INN
99 Spring Street
Nashville, Tennessee 37207

A certain tract or parcel of land in Davidson County, Tennessee, being a portion of Lot No. 1 on the plan of Matador Corner, of record in Book 4350, page 131, said Register's Office and described according to a survey of J.L. Murphy, Sr. and Company, dated January 27, 1971 and revised June 28, 1971, as follows:

BEGINNING at an iron pin set at the Northeasterly corner of the intersection of Cowan Street and a 15 foot alley, the said alley being the first alley Southerly or Southwesterly from Spring Street; from said beginning point thence; with the Easterly margin of Cowan Street, North 18°51'11" East 69.32 feet to an iron pin; thence continuing with said Easterly margin of Cowan Street, North 18°17'10" East 51.42 feet to an iron pin, the beginning of a curve to the right or East; thence continuing with said Easterly margin of Cowan Street, Northerly with said curve having a radius of 370.00 feet, a delta of 15°, 18' and a tangent of 49.70 feet, a distance of 98.80 feet to an iron pin; thence continuing with the margin of Cowan Street, North 33°35'10" East 190.00 feet to a concrete monument, said monument being 20 feet Southerly from the Southeast corner of Spring Street and Cowan Street, as originally located; thence continuing with the Easterly margin of Cowan Street, North 34°04'55" East 9.42 feet to an iron pin, the beginning of a curve to the right or East having a radius of 10 feet; thence Northeastwardly around said curve 13.69 feet to an iron pin in the Southerly margin of Spring Street, as now located; thence with the Southerly margin of Spring Street (as now located), South 67°28'05" East 77.48 feet to an iron pin; thence continuing with the Southerly margin of Spring Street (as now located), South 67°00'05" East 74.03 feet to an iron pin; thence continuing with said Southerly margin of Spring Street (as now located) South 64°05'05" East 29.83 feet to an iron pin; thence South 71°52'05" East a distance of 8.22 feet to an iron pin set in Alley No. 314 (now closed), the Northwest corner of the property of Murco Stations, Incorporated; thence leaving the South margin of Spring Street, with the West property line of said Murco Stations, Incorporated, South 33°22'30" West 161.83 feet to an iron pin; thence with the South property line of Murco Stations, Incorporated, South 56°37'50" East 219.95 feet to an iron pin in the West margin of North First Street; thence with the said West margin of North First Street, South 18°16'25" West 100.19 feet to an iron pin in the Northeast corner of the property of S.T. Ross; thence with the North line of said Ross property, North 70°40'15" West 218.00 feet to an iron pin; thence, South 18°17'10" West 89.47 feet to an iron pin in the North margin of a 15 foot alley, said alley being the property of Metropolitan Government of Nashville and Davidson County, Tennessee; thence with said alley, North 72°30'15" West 218 feet to the point of beginning, and containing 2.60 acres, more or less.

Being the same property conveyed to Nashville Investors Limited Partnership, a Minnesota Limited Partnership, by deed from Tennessee Vagabond Hotels, Inc. in Book 5863, page 122, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6428 PAGE 383

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

CO 2,988 316.80

7769.58 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 7779.08-
8009A11/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 2 8 0

IDENTIF. REFERENCE

Nov 16 2 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0086026