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DP2:TPTBKOOO75 11/16/84

IDENTIF. T REFERENCE

THIS INSTRUMENT PREPARED BY:
Franklin Berry, Atty
Nashville, TN

Nov 21 2 55 PM '84

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
DAYS INNS OF AMERICA, INC. 2751 Buford Highway Atlanta, Georgia 30324	Days Inns of America, Inc. 2751 Buford Highway Atlanta, Georgia 30324	95-10-126

FOR AND IN CONSIDERATION of the sum of TEN and No/100's ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Allied Lakewood Bank, as Trustee of Eidson-LBJ Associates, Ltd. Trust (a trust formed under the laws of the State of Texas), with full power to mortgage, sell, and convey, without the joinder of any beneficiary, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Days Inns of America, Inc., a Georgia corporation ("Grantee"), its representatives, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 5, Part One, Phase Two of the Atrium as depicted on plat of record in Book 6200 page 139, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the Southwesterly margin of Atrium Way at the Northwest corner of Lot 3 of the Atrium, Phase One, of record in Plat Book 5200, page 538, R.O.D.C., TN; thence leaving the margin of said road and with the Westerly line of said Lot 3 S 04° 09' 13"W 328.35' to a point in the center of Simms Branch, being in the Northerly line of the property leased by Holiday Inns, Inc.; thence with the said leased property and with the center of said branch N 84° 52' 11"W 160.24' to a point in the Easterly right of way of Briley Parkway; thence leaving said leased property and Simms Branch, and running with the right of way of Briley Parkway the following calls; N 15° 31' 22'W 166.93' to a point; thence N 14° 49' 22"W 236.50' to apoint; thence N 13° 46' 14"W 196.63' to a concrete highway marker; thence leaving the right of way of Briley Parkway N 70° 52' 36"E 82.30' to a point in the Southwesterly margin of Atrium Way; thence with said margin to following calls: S 24° 28' 42"E 77.35' to a point; thence with a curve to the left, having a radius of 290.00' and a long chord of 130.79', said chord having a bearing of S 37° 30' 37"E, a distance along the curve of 131.92' to a point; thence S 50° 32' 32"E 188.99' to the point of beginning, containing 2.562 acres more or less.

Being the same property conveyed to Grantor by deed of record Book ____, page ____, said Register's Office.

3115 11/21/84 1597 6644 IBMBECK

Said property is unencumbered except as follows:

1. 1984 Taxes, which are due and payable.

2. Matters shown on the plan of record in Book 6200, page 139, said Register's Office.

3. Declaration of Covenants, Conditions, and Restrictions for the Atrium, of record in Book 6306, page 80, said Register's Office, as amended in Book 6363, page 442, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its representatives, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds himself and his successors to warrant and forever defend the title to the said land to Grantee, its representatives, successors and assigns against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 20th day of November, 1984.

ALLIED LAKEWOOD BANK, Trustee of
Eidson-LBJ Associates, Ltd. Trust

By: _____
Executive Vice President

STATE OF TEXAS Texas)
)
COUNTY OF Dallas)

The actual consideration for this transfer or value of property (whichever is greater) is $633,913.98.

_____
Affiant

Sworn to and subscribed before me this 20th day of November, 1984.

_____
Notary Public

My Commission Expires:
2-18-86

[Notarial Seal]

STATE OF TEXAS)

COUNTY OF DALLAS)

BOOK 6431 PAGE 381

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Howard Thurman,* Executive Vice President of Allied Lakewood BAnk,** as Trustee under the Eidson-LBJ Associates, Ltd. Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand, at office, this 20th day of December, 1984.

* who, upon oath, acknowledged himself to be

** a corporation

L. Dayne Beasley
Notary Public

My Commission Expires:

2-18-86

[Notarial Seal]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6431 PAGE 382

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

633913.98- CAMT.
1648.14 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1657.64-
9115A11/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 1 3 4

IDENTIF. REFERENCE

Nov 21 2 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0087098