Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
MBR Associates, Ltd. 40 Rutledge Street Nashville, TN 37201	Same	82-15 67 19W325

This instrument prepared by: Boult, Cummings, Conners & Berry, (BW)
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Motel Recovery and Development, Inc., an Arkansas corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said MBR Associates, Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $614,876.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 1985.

Notary Public
My Commission Expires: 11-1-87

05/27 1508.24- CHECK

3641

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successor's and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MOTEL RECOVERY AND DEVELOPMENT, INC.

By: L. L. Slaughter Pres.
Lewis L. Slaughter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert E Wood, a Notary Public of the State and County aforesaid, personally appeared Lewis L. Slaughter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Motel Recovery and Development, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of June, 1985.

Robert E Wood
Notary Public

My Commission Expires: 4-1-87

ROBERT E. WOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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. Westmore'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. Westmore's Plan of record in Book 8, pages 173 and 174, said Register's Office and described together according to a survey made by A-A Engineers, Inc., May 8, 1985, 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 Motel Recovery and Development, Inc., an Arkansas corporation by Special Warranty Deed from Old Stone Bank, of record in Book 6390, page 83, Register's Office for Davidson County, Tennessee.

J. I. 6. 6. I 2.
IDENTIF. REFERENCE
JUN 27 4 05 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6593 PAGE 393

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			614876.00- CAMT.	
			1598.74 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1608.24-	
			2641A06/27/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 6 6 1 2

IDENTIF. T. REFERENCE

JUN 27 4 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148960