P438

BOOK 6644 PAGE 219

WWBES00045 08/30/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Days Inns of America, Inc. 2751 Buford Hwy, N.E. Atlanta, Georgia 30324	Same	92-12-470 92-12-477 92-16-156

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, The 1800 Corporation, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Days Inns of America, Inc., a Georgia corporation ("Grantee"), it's successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 116, 117, 132 and 133 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County and being more particularly described according to a survey by Burkhalter/Hickerson Associates, Inc., dated July 18, 1985, as follows:

TRACT I

Being all of Lot 116 and Lot 117, John Boyd Home Place, as of record in Plat Book 21, Page 39, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set, said point being the northeast corner of the herein described tract and being further described as being the intersection of the south margin of Hayes Street and the west margin of 18th Avenue North; Thence in a southerly direction with westerly margin of 18th Avenue North S 32°46'25"E 180.00' to an iron pin set; said point being the northwest corner of intersecting margins of 18th Avenue North and alley #382; Thence in a westerly direction with the north margin of alley #382 S 57°09'58"W 99.98' to a R. R. Spike set; Thence leaving said margin in a northerly direction with east lot line, Lot 118, Cherokee Equity Corporation recorded in Deed Book 6453, Page 533, said Register's Office, N 32°45'18"W 180.00' to an iron pin found, said point being in the south margin of Hayes Street; Thence in an easterly direction with the south margin of Hayes Street, N 57°09'58'E 99.92' to the point of beginning, containing 17990.85 square feet or 0.413 acres more or less.

TRACT II

Being all of Lot 132 and Lot 133, John Boyd Home Place, as of record in Plat Book 21, Page 39, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a chiseled X on sidewalk said point being the southeast corner of the herein described tract, and being further described as being the intersection of the northerly margin of West End Avenue and the westerly margin of 18th Avenue North; Thence in a westerly direction with the northerly margin of West End Avenue S 57°11'57"W, 100.00' to an iron pin set; Thence leaving said margin in a northerly direction with the easterly lot line, Lot 131 said recorded plat; N 32°46'04"W 160.00' to a R. R. Spike set; Thence in an easterly direction with the south margin of Alley #382 N 57°11'58"E 99.98' to a P.K. nail set; Thence in a southerly direction with the west margin of 18th Avenue North, S 32°46'25"E, 160.00' to the point of beginning, containing 15,998.08 square feet or 0.367 acres more or less.

Being the same property conveyed to The 1800 Corporation, a Tennessee Corporation, by deeds from Sovereign States Insurance Company, a Tennessee Corporation (with respect to Lot No. 132) of record in Book 2857, page 471, and from Albert Feldman and Leon M. Marlowe (with respect to Lots 116, 117 and 133) of record in Book 2857, page 574, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following things:

1. Taxes for the year 1985, which have been prorated and assumed by Grantee.

2. Matters shown on plan of record in Book 21, page 39, said Register's Office.

3. All applicable building and zoning laws, restrictions, and all highway, roadway and utility easements, recorded or by prescription if applicable.

This is improved property known as 1800 West End Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, it's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has good right to convey it and the same is unencumbered except as set forth above.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said real property to Grantee, it's successors and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, Grantor has caused this deed to be executed in its name by its duly authorized officer, this 30th day of August, 1985.

THE 1800 CORPORATION

By: Robert Feldman V. Pres. & Secy.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert D. Eisenstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President & Secretary of The 1800 Corporation, the within named bargainor, a Tennessee corporation, and that he as such V.P. & Sec. executed the foregoing instrument for the purposes therein contained, by signing the name of the The 1800 Corporation by himself as V.P. & Secretary.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30 day of August, 1985.

Virginia L. Cox
Notary Public

My Commission Expires:

1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,000,000.00.

Tom A. Kelley
Affiant

Sworn to and subscribed before me this 30th day of August, 1985.

Karen A. Kanter
Notary Public

My Commission Expires:

10-20-85

3286

IDENTIFICATION REFERENCE

AUG 30 12 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5544 PAGE 222

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
		3,000,000.00 CONV.		
			7800.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 7809.50-	
			2657A08/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3286

IDENTIFICATION REFERENCE

AUG 30 12 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168498