map 82-15-0 016
Par. 11-12-13-16-17-19-20

This instrument Prepared By:
Douglas D. Hoss
Quality Inns, Inc.
10750 Columbia Pike
Silver Spring, Md 20901

DG/NASHVILLE
3/4-86-1
Address New Owner:
Parkway Tower Associates
10 Interstate Dr. Rock
Nashville, Tn 37213

Send Tax Bills
Same

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 13th day of March, 1986, by QUALITY INNS, INC., a Delaware Corporation, Grantor, to PARKWAY ASSOCIATES, INC., a Tennessee Corporation, Grantee.

BOOK 6803 PAGE 332

W I T N E S S E T H:

The Grantor, in consideration of Ten Dollars ($10.00) to it paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee and its heirs and assigns, certain real property situated in the County of Davidson, State of Tennessee, as described on Exhibit "A" attached hereto.

To have and to hold the above described property, together with the tenements, hereditaments and appurtenances thereunto belonging unto Grantee, its heirs and assigns forever.

And the Grantor, for itself and its heirs, hereby covenants with the Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above described property; that it has a good right to convey, that the Grantor and its heirs, and all persons acquiring any interest in the property granted through or for the Grantor will, on demand of Grantee or its heirs or assigns, and at the expense of the Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that the Grantor and its heirs will forever warrant and defend all of the property so granted to the Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof by, through, or under the Grantor.

WITNESS my hand on this the 13th day of March, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,000,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF March 1986
Deputy Register

QUALITY INNS, INC.

By: Weldon Humphries
Weldon Humphries
Senior Vice President
Real Estate and Development

By: Everett F. Casey
Assistant Secretary

FELMON WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 13 12 14 PM '86
IOC-NOT REFERENCED
8 2 7 5 5

State of Maryland

County of Montgomery

Before me, Mary B. Neil, a Notary Public of the State and County aforesaid, personally appeared Weldon Humphries and Everett F. Casey, with whom I am personally acquainted and who upon oath acknowledged themselves to be Sr. V. Pres. & Asst. Sec. of QUALITY INNS, INC., the within named Grantor and they as such Sr. V. Pres. & Asst. Sec. of QUALITY INNS, INC., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Sr. V. Pres. & Asst. Sec.

Witness my hand and seal in Silver Spring, Maryland, this the 13th day of March, 1986.

MARY B. NEIL
NOTARY PUBLIC
PRINCE GEORGES COUNTY, MD

Mary B. Neil
Notary Public

My commission expires July 1, 1986.

03/13 RECORDED - CHECK

2721

EXHIBIT A

TRACT NO. I:
A parcel of land in the First Civil District of Davidson County, Tennessee, and being Lot Nos. 60, 61 and 62 and part of Lot Nos. 58, 59 and 63 as shown on the Plan of Shelby's First Addition to Edgefield, as recorded in Deed Book 12, page 524, Register's Office for Davidson County, Tennessee,described according a survey by Barge Waggoner, Sumner and Cannon, Inc., dated March 20, 1973, as follows:
BEGINNING at an iron pin in the south margin of Howerton Street said point being the northeast corner of Sam R. Smith, Jr. property and being N. 64 deg. 46 min. E. 110 feet from the east margin of North Second Street; thence with said margin of Howerton Street, N. 64 deg. 46 min. E. 235.60 feet to an iron pin; thence, southeasterly with a curve to the right having a radius of 22 feet and central angle of 83 deg. 22 min. a distance of 32.01 feet to an iron pin in the west margin of Interstate Drive (Interstate 65 right of way and access control line); thence, with said right of way and access control line as follows: S. 31 deg. 52 min. E. 82.00 feet to an iron pin set in concrete; southeasterly with a curve to the right having a radius of 1336 feet and a central angle of 4 deg. 41 min. 35 sec. 109.43 feet to an iron pin in the northerly margin of City Alley No. 254 (formerly Walnut Alley); thence, with said margin of Alley No. 254 S. 64 deg. 46 min. W. 275.60 feet to an iron pin, said Sam R. Smith's southeast corner; thence, N. 25 deg. 06 min. W. 210.00 feet to the point of beginning, containing 55,962 square feet, or 1.28 acres, more or less.

TRACT II:
A parcel of land in the First Civil District of Davidson County, Tennessee, and being part of Lot Nos. 18, 19, 20, 21, 22 and 23, as shown on the Plan of Shelby's First Addition to Edgefield, as recorded in Deed Book 12, page 524, Register's Office for Davidson County, Tennessee, described according to survey of Barge, Waggoner, Sumner and Cannon, Inc., dated March 20, 1973, as follows:
BEGINNING at an iron pin set in concrete in the south margin of City Alley No. 254 (formerly Walnut Alley) said point being N. 64 deg. 46 min. E. 100 feet from the east margin of North Second Street; thence, with said margin of Alley No. 254, N. 64 deg. 46 min. E. 291.33 feet to an iron pin in the north margin of Main Street frontage road; thence, southwesterly with said Main Street frontage road as follows:
Southwesterly 30.80 feet with a curve to the right having a radius of 44.0 feet and a central angle of 40 deg. 6 min. 45 sec. to an iron pin; southerly 56.70 feet with a curve to the left having a radius of 78.00 feet, a central angle of 41 deg. 38 min. 52 sec. to an iron pin; S. 4 deg. 57 sec. W. 39.74 feet to an iron pin set in concrete southwesterly, 136.67 feet with a curve to the right having a radius of 122.00 feet and a central angle of 64 deg. 11 min. to an iron pin set in concrete; S. 69 deg. 08 min. W. 90.25 feet to an iron pin set in concrete; thence, N. 25 deg. 10 min. W. 141.30 feet to the point of beginning, containing 31,252 square feet or 0.72 acre, more or less.

Being the property conveyed to Parkway Motels, Inc., a Tennessee Corporation by deed from Herman Jackson and wife, of record in Book 4012, page 763, and by deed of Correction of record in Book 4059, page 713, both of record in Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6803 PAGE 334

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	2,000,000.00		

5806.00 CSTAX
.50 RPFEE
6.00 WDFEE
CHECK 5806.50-
8721403/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.27.55.

IDENTIFICATION REFERENCE

MAR 13 12 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227040

FORMS, INC.