NAME AND ADDRESS OF MORTGAGEE:
Nashville City Bank and Trust Co.
315 Union Street
Nashville, Tennessee 37201

BOOK 6908 PAGE 649

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Red Roof Inns, Inc. 4355 Davidson Road Hilliard, Ohio 43026-9699	Same as owner	Tax Map 132-15 parcel 60

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, South Plaza Associates, a Tennessee Joint Venture by and between Southeast Venture Companies, a Tennessee Corporation and Gary L. Price, who is the sole remaining partner of M.A.D.A., a Tennessee Partnership which was comprised of Gary L. Price, Harry K. Weisiger, and Bruce Mahon (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Red Roof Inns, Inc. (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 those encumbrances shown on Exhibit B, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 362,500.00.

Affiant

Subscribed and sworn to before me this 3 day of July, 1986.

Notary Public
My Commission Expires: 3-8-87

This is real property, known as Lot No. 3 on the plan of Revision of Lot 3, South Plaza II, of record in Book 6250, page 584, Register's Office for Davidson County, Tennessee.

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 successors 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, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3 day of July 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SOUTH PLAZA ASSOCIATES, a Tennessee joint venture

By: _____
Gary L. Price, Venturer

By: Southeast Venture Companies, a Tennessee corporation, Venturer

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ALAN T. FOSTER, a Notary Public in and for said County and State, the within named Gary L. Price, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of the Maker or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 27 day of June, 1986.

Alan T. Foster
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ALAN T. FOSTER, a Notary Public in and for said County and State, the within named George H. Volkert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the Maker or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 3 day of July, 1986.

Alan T. Foster
Notary Public

My Commission Expires: 3-8-89

Commitment Number: G250497 SW

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision of Lot 3, South Plaza II, of record in Book 6250, page 584, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Sidco Drive, as dedicated by Plat of record in Book 5200, page 289, Register's Office for Davidsnn County, Tennessee, said point being North 07 deg. 56' West 329.01 feet from the North end of a radius return to Elysian Fields Road; thence, leaving said margin at right angles, South 82 deg. 04' West 207.44 feet to the easterly margin of Interstate 65, being North 07 deg. 10' East 380.66 feet from the northerly margin of Elysian Fields Road; thence, with said margin of Interstate 65, North 07 deg. 10' East 580.40 feet to a point; thence leaving said margin, North 87 deg. 21' East 86.70 feet to the westerly margin of Sidco Drive; thence with the margin of Sidco Drive, with a curve to the left, 55.01 feet to a point, said curve having a radius of 6,237.57 feet, a central angle of 0 deg. 30' 19", a tangent distance of 27.50 feet, and a chord of South 02 deg. 54' East 55.01 feet; thence continuing with said margin, with a curve to the left, 295.17 feet to a point, said curve having a radius of 12,683.93 feet, a central angle of 01 deg. 20' 00", a tangent distance of 147.59 feet, and a chord of South 03 deg. 50' East 295.16 feet; thence with a curve to the left, 117.26 feet to a point, said curve having a radius of 2,341.84 feet, a central angle of 02 deg. 52' 08", a tangent distance of 58.64 feet, and a chord of South 05 deg. 56' East 117.25 feet; thence continuing with said margin, South 07 deg. 56' East 86.03 feet to the point of beginning, containing 79,632 square feet, or 1.83 acres, more or less.

Being the same property conveyed to South Plaza Associates, a Tennessee joint venture, by and between Southeast Venture Companies, a Tennessee corporation, and M. A. D. A., a Tennessee partnership by and among Gary L. Price, Harry K. Weisiger and Bruce A. Mahon by deed from Horace Calvin Young, Jr., also known as H. C. Young, Jr., and wife, Joan Henshaw Young, of record in Book 5937, page 638, Register's Office for Davidson County, Tennessee.

1. Current real estate taxes.

2. Declaration of Reciprocal Rights and Easements and Restrictive Covenants of record in Book 5937, page 774, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from Interstate 65.

4. The Plan of record in Book 6250, page 584, Register's Office for Davidson County, Tennessee, shows and owner's certificate, a 15-foot minimum building setback line from Sidco Drive and a 10-foot public utilities and drainage easement along the westerly line, a 20-foot drainage easement, a 10 foot sewer easement along Sidco Drive, two (2) 5' by 20' utility anchor easements on Sidco Drive, a drainage ditch crossing center (East and West) of property from 60" reinforced concrete pipe, and the following notes:

(i) Access permitted only at location shown; and

(ii) Each owner or successive owner shall have a nonexclusive easement over the property of the other within this recorded subdivision other than that area covered by any structure for the purposes of ingress and egress to and from their respective premises for purposes of transversing the property and for purposes of parking on any paved areas designated for parking. This nonexclusive easement shall not apply to any areas upon which any structures are located.

17482

IDENTIFI REFERENCE

JUL 3 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6908 PAGE 654

FOR _____

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
			362500.00- CAMT.	
			942.50 CSTAX	
			.50 PRFE	
			15.00 TDET	
	VD		15.00- TDET	
			15.00 WDET	
			CHECK	959.00-
			3642A07/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17482

IDENTIF. REFERENCE

JUL 3 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267098