B0441

BOOK 6953 PAGE 939 FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$443,250.00 John D. Walker Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lodgings, Incorporated (NAME)	Same (NAME)	Map 62
97 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 23.2
Nashville Tn. 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jim B. Smith and wife, Dorothy P. Smith; Devisees of the Will of Stanford A. V. Oakes, Corinne T. Oakes, William E. Oakes, Anita O. Tate, Diane O. Fluhr; the heirs-at-law of Eldon W. Oakes, Mary Margaret Oakes, Ellen L. Oakes and Rita Oakes Price HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lodgings, Incorporated

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A Tract of land in the First Civil District of Davidson County, Tennessee, being Tract 1-A on the plan of Oakes and Smith Realty Company dated December 5, 1985, (revised) by Ragan-Smith-Murphy & Associates, Inc. and more particularly described as follows:

BEGINNING at an existing iron pin set on the west right-of-way line of Music Valley Drive (a 60 foot wide street); said point is approximately 964.3± feet from the northeast corner of the northeast return curve for Music City Circle as measured along the west right-of-way line of Music Valley Drive; said point also being the southeast property corner of Dan C. and J. Frank Rudy as of record in Book 4052, page 913, said Register's Office and proceeding as follows:

1. From the point of beginning and with the west right-of-way line of Music Valley Drive and a 1958.35 foot radius curve to the right, a length of 211.83 feet to a point; said curve has a chord bearing and distance of S28°42'01"E, 211.720 feet; thence,
2. Severing the property conveyed to A. V. Oakes et al, of record in Book 5398, page 607, said Register's Office, and leaving the west right-of-way line of said road, N77°46'14"W, 601.64 feet to a point; said point is in the east property line of J. B. Willis et ux, and Karene Blair of record in Book 3035, page 491, said Register's Office, thence,
3. With common property line of Willis and Blair and this tract, N10°54'32"E, 160.00 feet to an existing iron pin at a fence corner; thence,
4. With the common property line of Rudy and this tract, S77°46'14"E, 466.62 feet to the point of beginning, and containing 85,842 square feet, or 1.97 acres, more or less.

BEING part of the same property conveyed to Oakes & Smith Realty Co., Inc. a Tennessee Corporation as to a 2/3 undivided interest and Eldon W. Oakes as to a 1/3 undivided interest by deed from Fannie Miller, wife of Elzie Miller, deceased, of record in Book 4546, page 287, Register's Office for Davidson County, Tennessee. The said Oakes & Smith Realty Co., Inc. having conveyed it's 2/3 undivided interest to A. V. Oakes and Jim B. Smith as tenants in common by Quitclaim Deed of record in Book 5398, page 607, Register's Office for Davidson County, Tennessee. The said Eldon W. Oakes having since died intestate and his 1/3 undivided interest is vested in Mary Margaret Oakes, his widow, and daughters Ellen L. Oakes and Rita Oakes Price, the only heirs-at-law of the said Eldon W. Oakes. The said A. V. Oakes having since died and his 1/3 undivided interest in the property is vested in Corinne T. Oakes, William E. Oakes, Anita O. Tate and Diane O. Fluhr, devisees of the Will of Stanford A. V. Oakes of record in Will Book 48, page 132 through 134, County Court Clerk for Williamson County, Tennessee; and recorded in Book 6436, page 190, Register's Office for Davidson Gounty, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantees.

This is unimproved (XX) improved ( ) property, known as 1.97 acres ±, Music Valley Drive (House Number) (Street) Nashville, TN 37214 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 18th day of August, 1986

Jim B. Smith — William E. Oakes — Ellen L. Oakes by Mary Margaret Oakes

Dorothy P. Smith — Anita O. Tate by William E. Oakes, Attorney in Fact — Mary Margaret Oakes, Atty. in Fact

Corinne T. Oakes — Rita Oakes Price by Mary Margaret Oakes

Mary Margaret Oakes — Diane O. Fluhr by William E. Oakes, Attorney in Fact — Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 6953 PAGE 940

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Jim B. Smith, Dorothy P. Smith, William E. Oakes, Corinne T. Oakes and Mary Margaret Oakes

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 19 86

Commission expires 5/13/89

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Oakes, with whom I am personally acquainted, and who acknowledg that he executed the within instrument on behalf of Anita O. Tate and Diane O. Fluhr as their Attorney in Fact, as the free act and deed of the within named Anita O. Tate and Diane O. Fluhr. Witness my hand and official seal at Nashville, TN this the 18th day of August 1986.

My commission expires: 5/13/89

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Margaret Oakes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Ellen L. Oakes and Rita Oakes Price as their Attorney in Fact, as the free act and deed of the within named Ellen L. Oakes and Rita Oakes Price. Witness my hand and official seal at Nashville, TN this the 18th day of August, 1986.

My commission expires: 5/13/89

Notary Public

WARRANTY DEED

FROM, Jim B. Smith et ux et al

TO

IDENTIFICATION REFERENCE

3320

Aug 19 2 47 PM '86

DAVIDSON COUNTY REGISTER

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

A. V. Oakes and Stanford A. V. Oakes are one and the same person.
Diane O. Fluhr and Diane O. Strawn are one and the same person

This instrument is executed on behalf of Anita O. Tate and Diane O. Fluhr by William E. Oakes as their Attorney-in-Fact pursuant to a Power of Attorney of record in Book 6611, pages 948 and 949, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Ellen L. Oakes and Rita Oakes Price by Mary Margaret Oakes as their Attorney-in-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith.

THIS conveyance subject to Restrictive Covenants of record in Book 4546, page 287, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6953 PAGE 941

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

A48252 3- [illegible]
1240.50 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 1247.46-
CO42A08/19/86 3:[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33320

IDENTIFICATION REFERENCE

Aug 19 2 47 PM '86

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 285089