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pCDBDH0093 10/1/86 File 18

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Ramada Hotel Operating Company 3838 East Van Buren Phoenix, AR 85008	Same	Part of 108-0-24

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, MILLER G. KIMBROUGH, JR., TRUSTEE with full power to mortgage, sell and encumber without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RAMADA HOTEL OPERATING COMPANY, a Delaware corporation ("Grantee"), its successors and assigns, that certain real property in Davidson County, State of Tennessee, described on the attached Exhibit "A". Said property is conveyed subject to the exceptions listed on the attached Exhibit "B".

TO HAVE AND TO HOLD the said real property with the appurtenances, and hereditaments thereto belonging or in anywise appertaining to Grantee, its successors and assigns, forever. Grantor further covenants and binds himself and his successors to warrant specially and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on the attached Exhibit "B"), but not further or otherwise.

Grantor also conveys to Grantee, without warranty, all of Grantor's right, title, and interest in and to the "Proposed Street" depicted on plat of record in Book 4350, page 89, said Register's Office.

Witness Grantor's hand this 8 day of October, 1986.

Miller G. Kimbrough, Jr., Trustee

STATE OF TENNESSEE
52494
IDENTIFICATION REFERENCE
Oct 14 12 47 PM '86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller G. Kimbrough, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 1986.

Debra K. Hazbuckle
Notary Public

My Commission Expires:

5-13-89

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $1,437,480.00.

Jack King
Affiant

Sworn to and subscribed before me this 14th day of October, 1986.

Debra K. Hazbuckle
Notary Public

My Commission Expires:

5-13-89

EXHIBIT A

[Property Description]

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Resubdivision of Revised Lot 2, Donelson Village of record in Book 6200, page 8, Register's Office of Davidson County, Tennessee, and part of the property described in the deed of record in Book 6272, page 39, said Register's Office, and also being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 5, 1986 and known as Job No. 84-200-5 and being Lot No. 10 on the plan of Metro Airport Center, Section 4, Phase 5, of record in Book 6900, page 86, said Register's Office.

Being part of the same property conveyed to Miller G. Kimbrough, Jr., Trustee, by deed from J. R. Freeman, Trustee, of record in Book 6260, page 436, and by deed from Wm. Albert Smith and wife, Mattie Pearl Smith, of record in Book 6272, page 39, said Register's Office.

EXHIBIT B

1. All taxes for the year 1986, a lien but not due and payable.

2. Declaration of Restrictive Convenant contained in instrument of record in Book 6479, page 546, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 4339, page 881, said Register's Office.

4. Declaration of covenants, conditions and restrictive covenants contained in instrument of record in Book 6477, page 870, including but not limited to easements, assessments & special assessments, By-Laws of Metro Airport Property Owners Association of record in Book 6477, page 890, said Register's Office.

5. Those items shown on the plan of Metro Airport Center, Section 4, Phase 5, of record in Book 6900, page 86, said Register's Office.

6. Lack of access to 60 foot right-of-way shown on plat of record in Book 6200, page 8, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
	CONV.	1,437,480.00		

4025.00 CSTAX
.50 PRFE
12.00 MISC
CHECK 4037.50-
08/03/14/86 DA .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52494

IDENTIFICATION REFERENCE

OCT 14 12 47 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 00052