RE-RECORD BOOK 7107 PAGE 680
Box 18 - DKH

pcdbdh0384 1/9/86

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

SPECIAL WARRANTY DEED
BOOK 7106 PAGE 398

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Grandstaff Inn, Inc. Box 101016 Nashville, Tenn. 37210	None	Map 95-15 Parcel 42 & 43

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, MILLER G. KIMBROUGH, JR., TRUSTEE, with full power to sell, convey, mortgage, and encumber without the joinder of any beneficiary, ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto GRANDSTAFF INN, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise 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 said real estate 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 Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13 day of January, 1987.

Miller G. Kimbrough, Jr., Trustee

83351

IDENTIFICATION REFERENCE

JAN 13 3 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

83832

RE-RECORD

IDENTIFICATION REFERENCE

JAN 14 3 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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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 13th day of January, 1987.

Debra K. Hambuchen
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $257,178.24.

x Diana Dale
Affiant

Subscribed and sworn to before me, this 13th day of January, 1987.

Sandra Koren
Notary Public

My Commission Expires:

3-11-90

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EXHIBIT A

[Property Description]

Land in Davidson County, Tennessee and being Lot No. 4 on the plan of THE ATRIUM, PHASE ONE of record in Plat Book 6250, page 84, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Miller G. Kimbrough, Jr., Trustee, by deed of record in Book 6854, page 4, said Register's Office, and the property conveyed to Miller G. Kimbrough, Jr., Trustee, by deed of record in Book 7106, page 305, said Register's Office.

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EXHIBIT B

[Exceptions]

1. Declaration of Covenants, Conditions and Restrictions for the Atrium, of record in Book 6306, page 80, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6250, page 84, said Register's Office, which shows an Owners Certificate, certain easements and notes.

3. Overhead Line of record in Book 6494, page 152, said Register's Office.

4. The terms & conditions of the By-Laws of the Atrium Property Owners Association of record in Book 6306, page 108, said Register's Office.

5. Easement for flow of creek and Simms Branch.

6. Agreement to Maintain road & strip of land adjacent to said road of record in Book 6069, page 371, said Register's Office.

7. Easement for sign maintenance and landscaping retained in Quitclaim Deed from the Atrium Owner's Association to Grantor recorded simultaneously herewith.