pcdbdh0523 03/13/87

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Nashville Hotel Company Suite 102 1052 Brookfield Memphis, Tennessee 38119	Independence Federal Bank P. O. Box 2297 12th & Main Streets Batesville, Arkansas 72503	Part of the following: 108-24 108-218;108-01-68 108-39 108-41

Send tax bills to: Owner X
Mortgagee

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, will full power to sell, convey and mortgage without joinder or consent of any beneficiary ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto NASHVILLE HOTEL COMPANY, a Tennessee general partnership ("Grantee"), certain real property in Davidson County, Tennessee, known as Lot 11, Metropolitan Airport Center, Section 4, Phase 6, 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 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 16 day of March, 1987.

Miller G. Kimbrough, Jr., Trustee

0 4 2 9 0

IDENTIFICATION

MAR 16 2 36 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Debra K. Hornbuckle, a Notary Public, Miller G. Kimbrough, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of March, 1987.

Debra K. Hornbuckle
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 $1,261,183.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 1987.

Debra K. Hornbuckle
Notary Public

My Commission Expires:

5-13-89

Land in the First Civil District of Davidson County, Tennessee and being Lot No. 11 on the Plan of Metro Airport Center, Section 4, Phase 6 of record in Book 6900, page 241, said Register's Office, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 6, 1986 and known as Job No. 84-200-6 as follows:

Beginning at an iron pin set in the southerly margin of Royal Parkway; said point of beginning being the Northernmost common corner of Lots 11 & 12 of said Metro Airport Center, Section 4, Phase 6; thence with the southerly margin of said Royal Parkway S79°13'48"E 345.00' to a concrete monument; thence with a turnout curve to the right having a radius of 25.00' and a long chord of 35.36'; said chord having a bearing of S34°13'48"E a distance along the curve of 39.27' to a concrete monument; thence with the westerly margin of Airport Center Drive S10°46'12"W 229.78' to a concrete monument; thence with a curve to the right having a radius of 470.00' and a long chord of 292.62'; said chord having a bearing of S28°54'26"W a distance along the curve of 297.57' to a concrete monument; thence continuing with the westerly margin of said Airport Center Drive S47°02'42"W 26.67' to an iron pin; thence leaving the margin of said Airport Center Drive and with the line of Lot No. 10 of the Metro Airport Center, Section 4, Phase 5, of record in Book 6900, page 86, said Register's Office, N56°22'05"W 285.56' to an iron pin; thence with the line of Lot No. 12 of said Airport Center, Section 4, Phase 6, N10°46'12"E 443.42' to the point of beginning containing 4.14 acres more or less. (180,168 square feet more or less.)

Being part of the same real property conveyed to Grantor by deeds dated March 24, 1984 from Banner Equities, Inc. of record in Book 6262, page 709; March 26, 1984 from William Charles Mayo of record in Book 6262, page 714; March 30, 1984 from J. R. Freeman, Trustee of record in Book 6260, page 436; April 17, 1984 from William Albert Smith and wife, Mattie Pearl Smith of record in Book 6272, page 39, all in the Register's Office for Davidson County, Tennessee. The last recorded instrument affecting said real property is at Book 6900, page 241, said Register's Office.

EXHIBIT B

1. 1987 taxes, a lien not yet due and payable.

2. Restrictive covenants of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee, which contains a clearance zone Federal Aviation Regulations, Part 77 5/1/65 (building height restriction.)

3. Declarations of Restrictive Covenants of record in Book 6579, page 546, and Book 6973, page 359, said Register's Office.

4. Declaration of Covenants, Conditions, Restrictions of Metropolitan Airport Center of record in Book 6477, page 870, together with the By-Laws of the Metropolitan Airport Center Property Owners Association of record in Book 6477, page 890, including but not limited to, easements, assessments, special assessments and other undertakings.

5. Rights of others in and to the common elements.

6. Matters shown on plat of record in Book 6900, page 241, said Register's Office.

PREPARED BY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7169 PAGE 273

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	1,261,183.00		
			3531.96 CSTAX	
			.50 [illegible]	
			12.00 WD[illegible]	
			CHECK 3543.96-	
			2315A03/16/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04290

IDENTIFI REFERENCE

MAR 16 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57430