M&P: 71-06-27

WARRANTY DEED

BOOK 732 PAGE 26

THIS WARRANTY DEED made this 29th day of July, 1987 by and between ANNE PAYNE SWIFT and LEE SWIFT, 119 S. Tamiami Trail, Punta Gorda, Florida 33951 (the "Grantors") and DRURY INNS, INC., P. O. Box 910, Cape Girardeau, Missouri 63702-0910 (the "Grantee"),

WITNESSETH:

That for and in consideration of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby sell and convey unto Grantee, its successors and assigns forever, the following described proeprty in Davidson county, Tennessee, to-wit:

(See Exhibit A attached hereto and incorporated herein by reference as if fully set forth.)

To have and to hold the aforesaid real estate, title and interest belonging to Grantors, their heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and the same is unencumbered, except as set forth in Exhibit B attached hereto and made a part hereof.

Grantors further covenant and bind themselves, their heirs, successors, and representatives to warrant and forever defend Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the day and year first above written.

5 6 7 8 7

IDENTIFICATION REFERENCE

Aug 19 10 45 AM '87

DAVIDSON COUNTY, TN

Anne Payne Swift

Anne Payne Swift

Lee Swift

Lee Swift

This Instrument prepared by:
Michael E. Long
Drury Inns, Inc.
10801 Pear Tree Lane
St. Ann, Missouri 63074

New Owner & Responsible Taxpayer:
Drury Inns, Inc.
P. O. Box 910
Cape Girardeau, MO 63702

STATE OF Florida)
) SS.
COUNTY OF Orange)

Personally appeared before me Delores M Cooley a Notary Public in and for the said County and State, ANNE PAYNE SWIFT and LEE SWIFT, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 1987.

Delores M Cooley
Notary Public - State of Florida

My Commission Expires: [illegible]

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 26, 1988
BONDED THRU GENERAL INS. UND.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

The actual consideration for this transfer or value of property (whichever is greater) is $175,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Anne Payne Swift

Sworn to and subscribed before me
this 17th day of August, A.D. 1987.

Linda T. Bradhead
NOTARY PUBLIC

My Commission expires 2-5-1990.

EXHIBIT A

TRACT 1

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the plan of E. C. Scruggs 2nd Avondale Addition, as recorded in Plat Book 4460, page 168, R.O.D.C., Tennessee, and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 26, 1987, last revised May 26, 1987 (Job No. 87-038) as follows:

BEGINNING at a railroad spike set on the south right-of-way line of Avondale Circle, a 50-foot road, at the easterly end of the southeasterly return curve at the intersection of Avondale Circle and Hampton Street, a 50-foot road, and proceeding as follows:

1. With the south right-of-way line of Avondale Circle, N 79° 43' 00" E, for a distance of 113.72 feet to a point for corner, said point being the northwest corner of an existing 12-foot alley; thence,

2. Along the west line of said alley, S 14° 09' 00" E for a distance of 218.98 feet to a point for corner, said point being the westerly point of a line intersecting the said 12-foot alley and the eastwardly corner of this tract; thence,

3. With a northeastwardly line intersecting said 12-foot alley, N 75° 47' 00" E, for a distance of 12.00 feet to an existing iron pin, said point being in the southwest corner of a tract conveyed to Bruce E. Griffith, et ux, by deed recorded in Book 4320, page 207, R.O.D.C., Tennessee; thence,

4. With the south line of Griffith, N 75° 47' 00" E, 110.59 feet to an existing iron pin on the west right-of-way line of Brick Church Pike; thence,

5. With said line S 6° 45' 00" W, 224.03 feet to an existing iron pin at the northeast corner of a tract conveyed to Exxon Company, U.S.A., by deed recorded in Book 4649, page 867, R.O.D.C., Tennessee; thence,

6. With the north line of Exxon S 88° 11' 21" W, 187.15 feet to an existing iron pin on the east right-of-way line of Hampton Street; thence,

7. With said line N 14° 09' 00" W, 370.86 feet to a railroad spike set; thence

8. With a 25-foot radius curve to the right, a distance of 40.96 feet to the POINT OF BEGINNING, said curve has a chord bearing and distance of N 32° 47' 00" E, 36.53 feet.

The above described tract contains 74,141 square feet or 1.702 acres, more or less.

Being the same property conveyed to Anne Payne Swift by deeds of record in Book 4640, page 398, Book 4640, page 400 and Book 4649, page 867, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ALL MATTERS AFFECTING SUBJECT PROPERTY.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7328 PAGE 30

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 8 7

IDENTIFICATION REFERENCE

AUG 18 10 45 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 06622