TASWP366 03/07/88 lwm

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

Box 18 (R&D)

SPECIAL WARRANTY DEED

BOOK 7488 PAGE 776

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
TATG, INC. P.O. Box 2009 5214 Maryland Way Brentwood, TN 37027	(Same)	82-15-4

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, QUALITY INNS. INC., a Delaware corporation that is the successor of Parkway Motels, Inc. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TATG, Inc., a Tennessee corporation ("Grantee"), certain real property located in Davidson County, Tennessee (the "Property") that is described on Exhibit A, which is attached hereto and incorporated herein.

The Property is unimproved property located at 201 Howerton Avenue, Nashville, Tennessee.

The Property is conveyed subject to the following matters:

1. Right of State of Tennessee to perform necessary maintenance of certain slopes, pursuant to deeds of record in Book 3952, pages 907 and 919, Register's Office for Davidson County, Tennessee.

2. Matters shown in the Plan of record in Book 5200, page 72, said Register's Office.

3. Concrete sidewalk encroachment along easterly margin of North Second Street cul-de-sac as shown on survey of Barge, Waggoner, Summer and Cannon, Inc. dated March 20, 1973, if such an encroachment in fact exists.

TO HAVE AND TO HOLD the 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 itself and its successors to warrant specially and forever defend the title to the 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 above), but not further or otherwise.

11769

IDENTIFICATION REFERENCE

MAR 10 1 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor executed this instrument on this 9th day of March, 1988

GRANTOR:

QUALITY INNS, INC., a
Delaware corporation

By: Weldon Humphries

Title: Senior Vice Pres.

ATTEST: K Peter Kemezys

Title: ASST. SECRETARY

STATE OF Maryland)
)
COUNTY OF Prince George's)

Personally appeared before me, William A. Hasson, a Notary Public, WELDON HUMPHRIES and K. PETER KEMEZYS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Sr. Vice President and ASST SECRETARY respectively of QUALITY INNS, INC., a corporation, and are authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 9th day of March, 1988.

William A. Hasson
Notary Public

My Commission Expires:

July 1, 1990

STATE of TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $275,000.00.

George Thomas Andrews
Affiant

Subscribed and sworn before me, this 10th day of March, 1988.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

My Commission Expires July 9, 1989

EXHIBIT "A"

PROPERTY DESCRIPTION

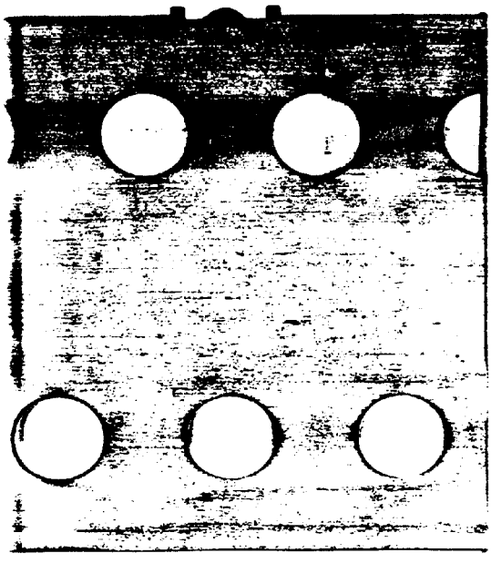
LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBERS 95, 96, 97 AND PART OF LOT NUMBERS 94, 98 AND 99 AS SHOWN ON THE PLAN OF SHELBY'S FIRST ADDITION TO EDGEFIELD, AS RECORDED IN DEED BOOK 12, PAGE 524, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LEAD POINT IN A CONCRETE WALK AT THE NORTHEAST CORNER OF NORTH SECOND STREET AND HOWERTON STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF NORTH SECOND STREET N 25° 03' 54" W, 106.92 FEET TO A LEAD POINT IN A CONCRETE WALK; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.5', A DISTANCE OF 16.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET, A DISTANCE OF 96.51 FEET TO A LEAD POINT IN A CONCRETE WALK; THENCE N 25° 45' 55" W, 6.82 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF METRO ALLEY NO. 255 (NOW CLOSED); THENCE ALONG SAID ALLEY MARGIN N 64° 46' 06" E, 227.33 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY OF INTERSTATE 65; THENCE ALONG SAID INTERSTATE 65 RIGHT OF WAY S 51° 15' 52" E, 90.15 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE CONTINUING ALONG SAID INTERSTATE 65 RIGHT OF WAY S 26° 31' 39" E, 128.98 FEET TO A CONCRETE HIGHWAY MONUMENT IN THE NORTHERLY RIGHT OF WAY OF HOWERTON STREET; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY OF HOWERTON STREET S 64° 46' 06"W, 270.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.22 ACRES, MORE OF LESS.

Being the same property conveyed to Parkway Motels, Inc., by deed from Herman Jackson and wife Sarah Jackson of record in Book 4779, page 101, Register's Office for Davidson County, Tennessee. Parkway Motels, Inc. merged with Quality Inns, Inc. a Maryland Corporation on August 31, 1974 of record in the Maryland Department of Assessments & Taxation. Quality Inns, Inc., a Deleware Corporation, is the successor-by-merger and by name change to Quality Inns, Inc., a Maryland Corporation.

OFFICIAL RECEIPT

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



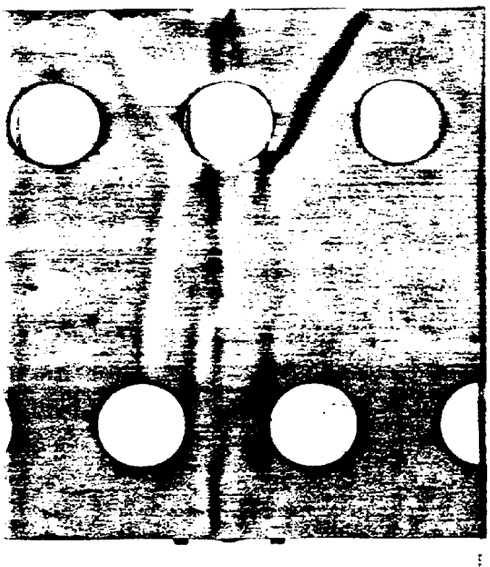
RECEIVED OF _____

FOR _____

BOOK 7488 PAGE 779

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



CAMT
275000.00
CON TX 770.00
~~RATE~~ 0.50
WDEED 9.00
TOTAL 779.50
CHECK 779.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/88 01 13:18 0001 4850

I I 7 6 9

IDENTIFICATION REFERENCE

MAR 10 1 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69500