BOOK 7567 PAGE 588 Bat 3

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Signature Inns, Inc. 8335 Allison Pointe Trail Suite 300 Indianapolis, Indiana 46250	95-7-141	same

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($ 10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MBR Associates, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Signature Inns, Inc., an Indiana corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as Tract 1 in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set out on Exhibit B attached hereto.

This is property, known as Lot 1, Reflections Executive Office Park, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,554,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 1988.

Notary Public
My Commission Expires: 3-11-91

3802.6

IDENTIFICATION REFERENCE

JUN 8 4 13 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of June, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MBR Associates, Ltd., a Tennessee limited partnership

By: McCalla Properties, Inc., its sole general partner

By: Paul Ruez, President
Paul Ruez, President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peter H. Curry, Notary Public, Paul Ruez, with whom I am personally acquainted and who acknowledged that he is the President of McCalla Properties, Inc., a corporation, and that said corporation is the sole general partner of MBR Associates, Ltd., a Tennessee limited partnership, and is authorized by said corporation, said corporation being authorized by MBR Associates, Ltd. to execute this instrument on behalf of McCalla Properties, Inc. and MBR Associates, Ltd.

WITNESS my hand, at office, this 3rd day of June, 1988.

Peter H. Curry
Notary Public

My Commission Expires: 3-12-91

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lot No. 1, Reflections Executive Office Park, as shown on plat of record in Plat Book 6900, Page 21 in the Register's Office of Davidson County, Tennessee, but excluding therefrom that 5.85 acre tract of land conveyed to Southwestern Great American, Inc., by Deed of record in Book 7420, page 865, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to MBR Associates, Ltd., a Tennessee limited partnership by Deed of Record in Book 6545, page 300, and Book 7134, page 440, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

a. 1988 Taxes which are not yet due and payable.

b. Restrictions contained in Book 7134, page 440.

c. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6306, page 80 thru 126 as amended in Book 6363, page 442, and in any allied instrument(s) referred to in said restrictions.

d. Easements to T.V.A., as set forth in instrument recorded in Book 1181, page 555.

e. All matters shown on Plat recorded in Book 6900, page 677.

f. Maintenance Agreement of record in Book 6069, page 371.

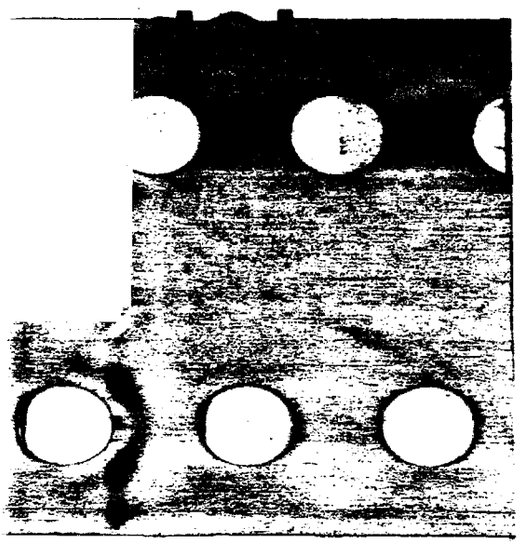
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7567 PAGE 592



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

	CAMT
	1554000.00
CON TX	4351.20
PRFEE	0.50
WDEED	12.00
TOTAL	4363.70
CHECK	4363.70

38076

IDENTIFICATION REFERENCE

JUN 8 4 13 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/08/88 01 16:15 0001 3140

No. 100008

