THIS INSTRUMENT PREPARED BY:

CHARLES J. FRIDDELL, ATTORNEY
Suite 800, Noel Place
200 4th Avenue North
Nashville, TN 37219

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.:
Bliss Foster 5715 Winterthur Lane Atlanta, Georgia 30328	Security Federal Savings & Loan Association 4235 Hillsboro Road Nashville, TN 37215	106-1-55 106-1-56 106-1-57

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, Budslick Enterprises, a Tennessee General Partnership composed of Paul Budslick, Mary L. Budslick, Paul L. Budslick, and Mickey J. Ridings, Trustee for Katherine Budslick ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Bliss Foster, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described in Exhibit A, which is incorporated herein by reference ("Property").

Included in this conveyance are all fixtures and all personalty owned by Grantor, located upon the Property, and used incidentally to the operation of The Drake Motel.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties, and assumed by Grantee;

2. Deed of Trust by Budslick Enterprises, a Tennessee General Partnership to Everett A. Covington, Jr., Trustee of record in Book 6851, Page 906 R.O.D.C. to secure a Note dated November 18, 1985 in the principal sum of $439,000.00 as corrected in Book 6998, Page 899 and Book 7659, Page 758, said Register's Office.

This improved Property, known as 420 Murfreesboro Road,

Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

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

And Grantor does further covenant and bind themselves, their heirs, personal representatives, and assigns, to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of September, 1988.

GRANTOR:

BUDSLICK ENTERPRISES

PAUL BUDSLICK, Partner
and Individually

MARY L. BUDSLICK, Partner
and Individually

PAUL L. BUDSLICK, Partner
and Individually

MICKEY J. RIDINGS, Trustee
f/b/o Katherine Budslick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul Budslick, Mary L. Budslick, Paul L. Budslick and Mickey J. Ridings, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Budslick Enterprises, the within

named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 22nd day of September, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $1,100,000.00

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/91

EXHIBIT A

TRACT 1: Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, the west part of the land in question being known as parts of Lots No. 1,2, and 3, and all of Lots 4,5, and 6, on the Map of Ida Sklar's Subdivision of certain lots of J. T. Patton's Subdivision, as of record in Book 881, page 93, Register's Office for said County, and the whole of said property being described according to a copy of a survey made by Bal R. Swann, Jr., Surveyor, dated December 12, 1952, described as follows:

BEGINNING at an iron pin on the northerly margin of Murfreesboro Road, as widened, at the southeast corner of the property owned by J. T. Patton, running thence with the easterly line of the Patton land, northerly 135.6 feet, more or less, to point and continuing with Patton's line, northerly 6.7 feet, more or less, to a point and northerly 183 feet, more or less, to an iron pin in the southerly margin of Elm Hill Road; thence with the margin of said road, easterly 242.2 feet to a post; thence southerly 385.8 feet to the northerly line of the Murfreesboro Pike, as widened; thence with the line of said pike, as widened westerly 216 feet, to the beginning.

Being the same property conveyed to Drake Motel, Inc., by deed from Paul Budslick, of record in Book 3315, page 344, Register's Office for said County.

TRACT II: Land in Davidson County, Tennessee, being the Northerly part of Lot No. 3 and a triangular piece off of the easterly side of Lot No. 4 on the Map of J. T. Patton's lot as of record in Book 156, page 252, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, dated September 15, 1949, as follows:

BEGINNING on the southerly margin of Elm Hill Pike, 7 feet 2 inches west of the line between Lots Nos. 3 and 4 on said plan; thence with the southerly margin of said Pike eastwardly 64 feet 4 inches to the line between Lots Nos. 2 nd 3 on said plan; thence along said line southwardly 183 feet to a point; thence westwardly and parallel with Murfreesboro Road 60 feet 5 inches to a point; thence northwardly 165 feet 4 inches to the beginning.

Being the same property conveyed to Paul Budslick and wife, Mary L. Budslick, by deed from Ida Sklar, a widow, of record in Book 3986, page 964, Register's Office for said County.

TRACT III: Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of J. T. Patton's lot, not of record, described as follows:

BEGINNING at a point on the northeasterly margin of the Murfreesboro Road, at the southeast corner of Lot No. 4 on said plan; thence along the northeasterly margin of the Murfreesboro Road, southeastwardly 50 feet; thence northeastwardly 150 feet; thence northwestwardly 50 feet to the easterly line of said Lot No. 4; thence with said line, southwestwardly 150 feet to the beginning.

Being the same property conveyed to Paul Budslick, by deed from W. P. Cunningham, and wife, Mary V.

Cunningham, of record in Book 3648, page 515, and Book 3765, page 226, Register's Office for said County.

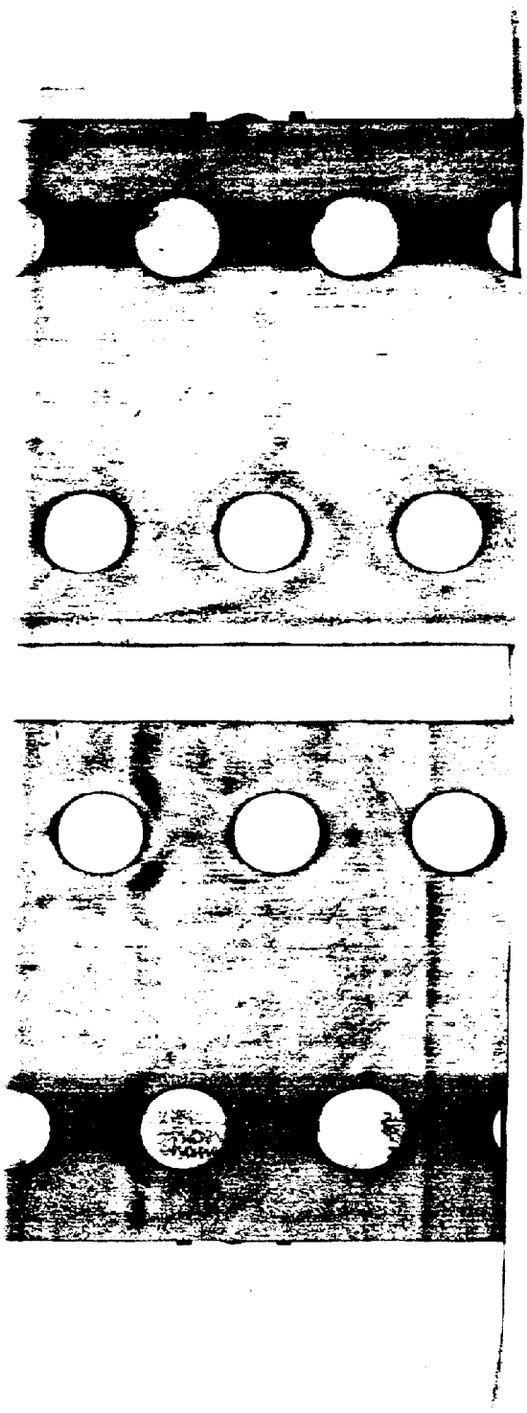
ABSTRACT NOTE: The entire parcel including all tracts (I-III) as previously owned by Drake Motel, Inc., a Tennessee Corporation, Paul Budslick and wife Mary L. Budslick have been transferred by Quitclaim Deed of even date herewith as of record in Book 7659, Page 756, R.O.D.C.

7.0267.

IDENTIFICATION REFERENCE

SEP 23 9 59 AM '99

0159 99/23 0101 03CHECK 3645.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 772

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 1100000.00
CON TX 3630.00
PRFEE 0.50
WDEED 15.00
TOTAL 3645.50
CHECK 3645.50

09/23/88 01 10:02 0001 0158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0267

IDENTIFICATION REFERENCE

SEP 23 9 59 AM '88

F. X Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137142