Box: LL

BOOK 7809 PAGE 498

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shanabhai S. Patel c/o Travel Inn I-40 at 231 South Lebanon, TN 37087	Map 97, Parcel 142	Shanabhai S. Patel c/o Travel Inn I-40 at 231 South Lebanon, TN 37087

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

SPECIAL 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, NASHVILLE LAND FUND, LTD. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to SHANABHAI S. PATEL (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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.

2. Matters shown on the Plat of Larchwood Commercial Subdivision of record in Book 6900, page 875, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Survey of Barge, Waggoner, Sumner and Cannon dated 3/21/89, File No. 5432-43.

This is unimproved property, known as Lot 2, Larchwood Commercial Subdivision.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

APR 5 10 24 AM '89
FILED WILSON REGISTER
DAVIDSON COUNTY, TN
TENNIFF REFERENCE

2215.3.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,654.00.

Affiant

Subscribed and sworn to before me this 31 day of March, 1989.

Notary Public
My Commission Expires: 5/8/1991

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of March, 1989.

NASHVILLE LAND FUND, LTD.

By: 222 Partners, Inc., General Partner

By: _____

Title: Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

2460 04/05 0101 03CHECK 1051-31

Personally appeared before me, Cheryl Morris, Notary Public, Michael A. Hartley, with whom I am personally acquainted and who acknowledged that he is the Vice President of 222 PARTNERS, INC., a corporation, and that said corporation is a general partner of NASHVILLE LAND FUND, LTD., a Tennessee limited partnership, and is authorized by said corporation, said corporation being authorized by NASHVILLE LAND FUND, LTD. to execute this instrument on behalf of NASHVILLE LAND FUND, LTD.

WITNESS my hand, at office, this 30th day of March, 1989.

Cheryl Morris
Notary Public

My Commission Expires: 1-23-93

CHERYL MORRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A BOOK 7809 PAGE 500

Land in Davidson County, Tennessee, being known as Lot No. 2 on the Plan of Larchwood Commercial Subdivision, of record in Book 6900, page 875, said Register's Office, to which plan reference is hereby made for a more accurate description.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership by deed from Larchwood Associates, a partnership composed of Larchwood GrundstuckgessellScbabt MbH, a corporation organized and existing under the laws of the Federal Republic of Germany, and Cousins Properties of Tennessee, Inc., of record in Book 6936, page 128, said Register's Office.

MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 315654.00
CON TX 1041.81
PRFEE 0.50
WDEED 9.00
TOTAL 1051.31
CHECK 1051.31

04/05/89 01 10:25 0001 2460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK