WARRANTY DEED

This instrument was prepared by CHECK 1428.50
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Bimal A. Patel	SAME	94-10-002
925 LEBANON ROAD		94-10-003
NASHVILLE, TN. 37210		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 10th day of April 1989.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, we, SHERMAN CLAYTON and wife, PAMELA CLAYTON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BIMAL A. PATEL, hereinafter referred to as Grantee, their his, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:
Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the W. B. Lewis Property, as of record in Book 21, Page 92, Register's Office for said County, described according to a copy of a survey made by Southern Land Surveying Company, Inc., (Job No. 2099) dated August 9, 1973, as follows:

BEGINNING at a point in the southerly margin of Lebanon Road at a point 97 feet eastwardly from the southeast corner of the intersection of Lebanon Road and Rucker Avenue, as measured along the margin of Lebanon Road, and the curving portion thereof, said point being further identified as the northeast corner of Lot "B" on the Map of W. M. Omohundro's Subdivision of Lot 17 and part of Lots 9 and 10 of the W. B. Lewis property, of record in Book 332, page 170, said Register's Office; thence North 84 degrees 50 minutes 59 seconds East, along the southerly margin of Lebanon Road, 148 feet to a point; thence leaving said margin of said road, South 09 degrees 32 minutes 10 seconds West, 170.44 feet to a point in the northerly margin of an alley; thence westwardly along said margin of said alley, 150 feet to a point which is the southeast corner of said Lot "B"; thence northeastwardly with the easterly line of Lot "B", 170.96 feet to the point of beginning.

TRACT NO. II:
Land in Davidson County, Tennessee, being Lot "B" on the

Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of Lots 9 & 10 of the W. B. Lewis Property, as of record in Book 332, Page 170, Register's Office for said County, described as shown on a survey made by Southern Land Surveying Co., Inc. (Job No. 2099) for Harry S. Overbey, dated August 9, 1973, to wit:

BEGINNING at a point in the southerly margin of Lebanon Road at the southeast corner of the intersection of Lebanon Road and Rucker Avenue; thence eastwardly with the southerly margin of Lebanon Road, 97 feet to a point; which is the northeast corner of the lot; thence with the easterly line of the lot, southwestwardly 170.96 feet to the northerly margin of an alley; thence westwardly with the said margin of said alley, 48.81 feet to the easterly margin of Rucker Avenue; thence North 06 degrees 10 minutes 22 seconds West along said margin of Rucker Avenue, 166.13 feet to the point of beginning.

Being the same property conveyed to Sherman Clayton, by deed from Ben Close and wife, June Close and Charles E. Binkley and wife, Dorothy Binkley, of record in Book 5764, Page 507, Register's Office for Davidson County, Tennessee. Pamela Clayton, wife of Sherman Clayton, joins in the execution of this deed to convey all of her right, title and interest in the above property by way of her marital status.

Subject to reservations of easements as contained in deeds of record in Book 4756, Page 263, Book 4758, Page 511, Book 5000, Page 183, and in Book 5001, Page 419, Register's Office for Davidson County, Tennessee.

As part consideration for this transfer, Grantee herein does assume all obligations of Grantor contained in a certain Contract by and between RCA and Airways Motel, said Contract being dated March 21, 1984, and all Amendments thereto.

This is improved property, known as Airways Motel, 925 Lebanon Road, Nashville, TN

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, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of April, 1989.

Sherman Clayton

Pamela Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 1989, before me personally appeared SHERMAN CLAYTON and wife, PAMELA CLAYTON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 10th day of April, 1989.

Teresa A. Smith
Notary Public

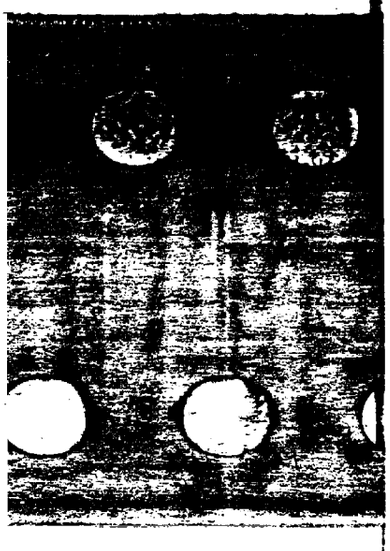
My Commission Expires:
4/21/90

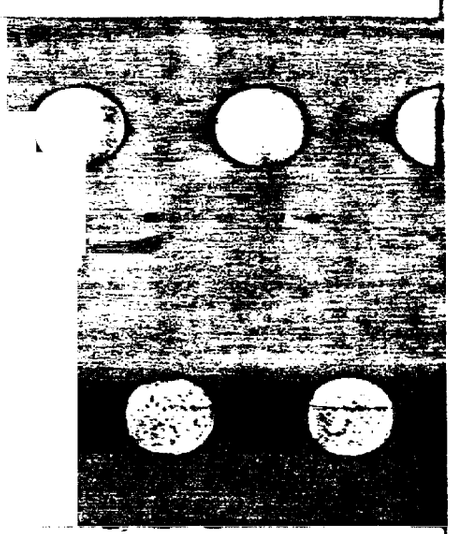
HMB/ts/E0022.137

RUSH

APR 10 11 13 AM '89

23370





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 920

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 430000.00
CON TX 1419.00
PRFEE 0.50
WDEED 9.00
TOTAL 1428.50
CHECK 1428.50

04/10/89 01 11:13 0001 3946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23370

IDENTIFICATION

APR 10 11 13 AM '89

FELIX Z. WILSON, II

No. 198356