This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7884 PAGE 273

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Nashville Super 8 Motel, Inc	Same	Map 50-16
1910 8th Ave. Northeast		Parcel 23
Aberdeen, South Dakota		
57401		
Mortgagee: Churchill Mortgage Company		

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Jagubhai K. Champaneria & wife, Ramila J. Champaneria**, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the **Nashville Super 8 Motel, Inc., a South Dakota Corporation** hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in the Third Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee that is more fully described as follows:

Beginning at an existing concrete highway monument in the westerly margin of Dickerson Pike at is intersection with I-65; thence,

1. Along the westerly margin of Dickerson Pike, South 8 Deg. 12 Mins. 14 Secs. West, 220.31 feet to an existing concrete monument, thence;
2. Leaving the westerly margin on Dickerson Pike, North 83 Deg. 43 Mins. 45 Secs. West, 553.11 feet to an existing iron pin; thence,
3. Along a controlled access fence, North 69 Deg. 37 Mins. 21 Secs., East 335.58 feet to an existing concrete highway monument; thence;
4. Continuing along a controlled access fence, North 81 Degs. 18 Mins. 10 Secs. East, 269.77 feet to the point of beginning and containing 1.608 acres more or less.

Being the same property conveyed to Jagubhai K. Champaneria and wife Ramila J. Champaneria by deed of record in Book 6790, page 191 , and Book 6838, page 430 Register's Office for Davidson County, Tennessee.

This is improved property known as ____ Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1989 a lien but not yet due and payable.
2. Access is limited due to the fact that the land is adjacent to I-65, a controlled access highway.
3. Easement(s) as set forth in instrument recorded in Book 7825, page 377, Book 7861, page 490, Book 7751, page 138, and Book 7734, page 271.
4. All matters shown on Plat recorded in Book 5800, page 6.
5. All items shown on Survey # 86-062, dated 6/26/89, prepared by Ragan, Smith, Murphy and Associates, Inc., Surveyors.

And GRANTOR does further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

GRANTORS have further bargained and sold and by these presents do transfer and convey unto the GRANTEE, its successors and assigns, all of their right, title and interest in and to two certain easements with respect to certain real property as such property and easements are more particularly described in that certain Easement Agreement by and between Treetop Enterprises, Inc., as Grantor and Jagubhai K. Champaneria as Grantee of record in Book 7884, page 264, Register's Office for Davidson County, Tennessee, and that certain Easement Agreement by and between Treetop Enterprises, Inc., as Grantor and Jagubhai K. Champaneria of record in Book 7884, page 269, Register's Office for Davidson County, Tennessee which instruments are fully incorporated herein by this reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 7th day of July, 1989.

Jagubhai K. Champaneria

Ramila J. Champaneria

Ramila J. Champaneria

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy King a Notary Public of said county and state, Jagubhai K. Champaneria and wife, Ramila J. Champaneria, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 1989.

Nancy King
Notary Public

My Commission Expires: Nov. 12, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

C Eugene Arole
Agent for Seller

Sworn to and subscribed before me
this 7th day of July, 1989.

Nancy King
Notary Public
My Commission Expires: Nov. 12, 1989

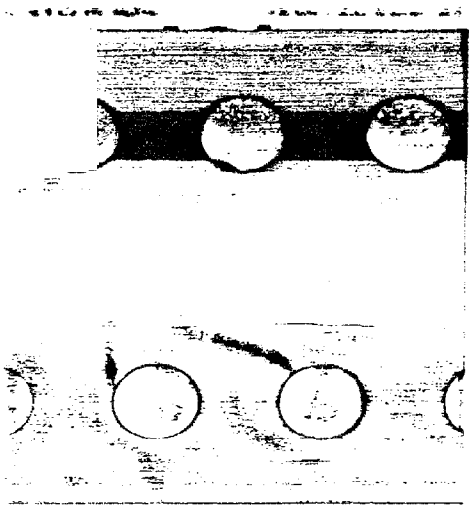
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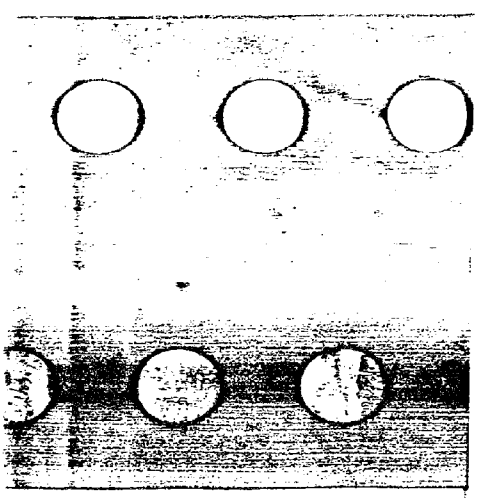
THE NEXT REFERENCE

JUL 7 4 08 PM '89

FELDER, WILSON, ET AL
DAVIDSON COUNTY, TN

3288 07/07 0101 03CHECK 1082.50





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

RECEIVED OF _____

FOR _____

BOOK 7884 PAGE 276

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 325000.00
				CON TX 1072.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1082.50
				CHECK 1082.50
			07/07/89 01	16:11 0001 3288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.7.06

IDENTIFI REFERENCE

Jul 7 4 08 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 226997