THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
256238

BOOK 7891 PAGE 572

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Red Roof Inns, Inc. (NAME)	Same (NAME)	108-1-6
4355 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	108-1-8
Hilliard, Ohio 43026 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- Dollars,

cash in hand paid by Red Roof Inns, Inc., an Ohio corporation, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

we, Michael J. Sexton and wife, Dorothy A. Sexton

have this day bargained and sold, and do hereby transfer and convey unto the said Red Roof Inns, Inc., an Ohio corporation

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

Land lying in the 1st Civil District of Davidson County, Tennessee, being Lot 1 and part of the closed Claridge Drive right-of-way of Larkwood Subdivision, as recorded in Book 2900, page 144, Register's Office for Davidson County, Tennessee. Said right-of-way being abandoned in accordance with Bill No. 77-626 of the Metropolitan Government of Nashville and Davidson County, Tennessee. Said land being more particularly described as follows:

Beginning at an old iron rod on the northerly margin of Shacklett Drive, said iron rod being the corner of Lots 1 and 2 of the aforementioned Larkwood Subdivision; thence, leaving said margin, N 10 deg. 16' 05" W, 138.03 feet to a point; thence, N 74 deg. 40' 01" E, 138.90 feet to a point; thence, with a curve to the left, an arc distance of 98.32 feet to a point, said curve having a radius of 510.005, a central angle of 11 deg. 02' 43", a chord bearing and distance of S 20 deg. 34' 37" E, 98.165 feet; thence S 26 deg. 16' 57" E, 24.97 feet to a point on the northerly margin of Shacklett Drive; thence, along said margin, S 63 deg. 48' 10" W, 50.05 feet to an old concrete

(continued on Exhibit "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 400,000.00

Subscribed and sworn to before me this the 13TH day of July 19 89

Affiant

My commission expires: 1-21-90 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2732 Shacklett Drive, Nashville, Tennessee 37214
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those encumbrances set forth on Exhibit "B" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 13TH day of July, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael J. Sexton

Dorothy A. Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Michael J. Sexton and wife, Dorothy A. Sexton

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 and official seal at Nashville, *Tennessee, this* 18th *day of* July, *19* 87.

Kay D. Stroud *Notary Public*

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Michael J. Sexton and wife,
Dorothy A. Sexton

TO

Red Roof Inns, Inc.,

an Ohio corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

monument; thence, with a curve to the right, an arc distance of 116.16 feet to the Point of Beginning, said curve having a radius of 419.540 feet, a central angle of 15 deg. 51' 51", a chord bearing and distance of S 71 deg. 48' 00" W, 115.79 feet and containing 0.46 acres.

Being the same property conveyed to Michael J. Sexton et ux Dorothy A. Sexton, by deed from Billy Nolen, unmarried, of record in Book 5295, page 363, Register's Office for Davidson County, Tennessee, and being part of Claridge Drive, North of Shacklett Drive and adjacent to said Lot No. 1, as shown on said plan, now closed by Metro Ordinance No. 77-626.

TRACT 2:

Land lying in the 1st Civil District of Davidson County, Tennessee, being Reserve Parcel A, part of Reserve Parcel H and portion of the closed Claridge Drive right-of-way of Larkwood Subdivision, as recorded in Book 2900, page 144, Register's Office for Davidson County, Tennessee, being described more particularly as follows:

Beginning at a point on the northerly margin of Shacklett Drive, said point being on the centerline of the aforementioned Claridge Drive, said Claridge Drive abandoned in accordance with Bill No. 77-626 of the Metropolitan Government of Nashville and Davidson County, Tennessee; thence leaving the aforementioned margin of Shacklett Drive, along said centerline of Claridge Drive (closed) N 26 deg. 16' 57" W, 24.97 feet to a point; thence, with a curve to the right, an arc distance of 98.32 feet to a point, said curve having a radius of 510.005 feet, a central angle of 11 deg. 02' 43", a chord bearing and distance of N 20 deg. 34' 37" W, 98.165 feet; thence, leaving said centerline, S 74 deg. 40' 01" W, 138.90 feet to a point; thence, N 03 deg. 46' 33" W, 68.37 feet to a point; thence, S 86 deg. 17' 48" E, 107.17 feet to an old concrete monument; thence, S 85 deg. 20' 38" E, 52.09 feet to an old concrete monument; S 85 deg. 30' 43" E, 147.30 feet to an old concrete monument; thence, S 85 deg. 51' 56" E, 118.79 feet to an old concrete monument on the westerly margin of Donelson Pike; thence, along said margin, S 63 deg. 07' 55" W, 51.05 feet to an old concrete monument on the northerly margin of Shacklett Drive; thence, along said margin of Shacklett Drive with a curve to the left, an arc distance of 41.05 feet to a point, said curve having a radius of 244.000 feet, a central angle of 09 deg. 38' 22", a chord bearing and distance of S 69 deg. 11' 39" W, 41.002 feet; thence, S 63 deg. 48' 10" W, 174.20 feet to the Point of Beginning, passing through an old concrete monument at 124.15 feet, and containing 0.59 acre.

Being part of the same property conveyed to Michael Sexton and wife, Dorothy A. Sexton, by deed from Edwin B. Raskin and Alfred Finkelstein, of record in Book 5358, page 971, Register's Office for Davidson County, Tennessee, and being part of Claridge Drive, North of Shacklett Drive and adjacent to said Reserved Parcels A & H, as shown on said plan, now closed by Metro Ordinance No. 77-626.

EXHIBIT "B"

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1. Taxes for 1989: a lien, but not yet due or payable.

2. Easements and rights retained in Metro Ordinance No. 77-626, in the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

3. All matters shown on plan of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee.

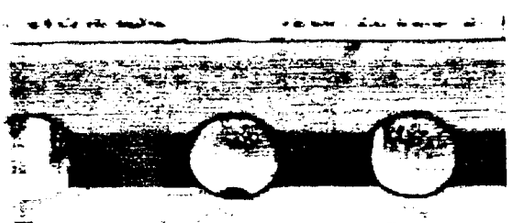
50094

IDENTIFICATION REFERENCE

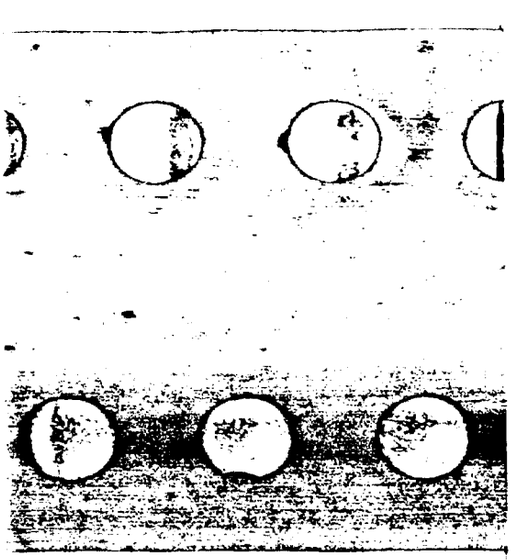
JUL 10 3 09 PM '89

DAVIDSON COUNTY, TN

5224 3773 0101 03CHECK 1333.00







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
400000.00
CON TX 1320.00
PRFEE 1.00
WDEED 12.00
TOTAL 1333.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1333.00

07/03/39 01 14:47 0001 6224

5 0 0 9 4.

IDENTIFT REFERENCE

DAVIDSON COUNTY

JUL 18 3 00 PM '89

IDENTIFT REFERENCE

No. 229887