BOOK 8360 PAGE 291

THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
Third National Financial Center
Suite 1350
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

S M G, Inc.
97 Wallace Road
Nashville, TN 37211

Fidelity Federal Bank 019-00-015
401 Union Street GO-20309
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 1991.

Notary Public

My commission expires: November 4, 1991

17402

MAY 28 1 18 PM '91

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **FIDELITY FEDERAL BANK, a Federal Savings Bank,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **S M G, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, and lying within the City of Goodlettsville, Tennessee, and being more particularly described as follows:

Beginning at as iron pin on the northerly right-of-way line of Long Hollow Pike. To reach the point of beginning, begin at an iron pin on the northerly right-of-way line of Long Hollow Pike at the South end of the easterly return curve at East Cedar Street and Long Hollow Pike with a curve to the left (radius 1390.39 feet), northeasterly a distance of 359.05 feet to an existing concrete highway monument at end of said curve; thence continuing with the northerly right-of-way line of Long Hollow Pike, North 34 deg. 51'56" East 171. 91 feet to the point of beginning; thence

1. With a line severing the property of which this is a part, North 55 deg. 08' 04" West 240. 00 feet to an iron pin set; thence

2. Continuing with severance line, South 38 deg. 41' 35" West 419.85 feet to an iron pin set on the easterly

right-of-way line of East Cedar Street; thence

3. With the easterly right-of-way line of East Cedar Street, North 9 deg. 45' 57" West 231.50 feet to an iron pin set at the beginning of a curve; thence

4. With said curve to the left (radius 246.77 feet), northwesterly a distance of 306.57 feet to an iron pin set and having a chord bearing and distance of North 45 deg. 21' 22" West 287.233 feet; thence

5. Leaving the easterly right-of-way line of East Cedar Street, North 37 deg. 09' East passing an iron pin set on survey line at 15.06 feet, a total of 85.00 feet, more or less, to the center of Mansker Creek; thence

6. With Mansker Creek, South 82 deg. 36' East 142.18 feet to a point; thence

7. North 70 deg. 18' East 420.83 feet to a point; thence

8. Leaving Mansker Creek and with a line severing the property of which this is a part, South 55 deg. 08' 04" East, passing an iron pin on survey line at 82.87 feet, more or less a total of 340.20 feet to an iron pin set on the northerly right-of-way line of Long Hollow Pike; thence

9. With the northerly right-of-way line of Long Hollow Pike, South 34 deg. 51' 56" West 288.0 feet to the point of beginning.

Together with a permanent, non-exclusive easement for the purpose of constructing, using and maintaining a sanitary sewer and a water line and appurtenant works in said easement, including the right to clean, repair and care for said sanitary sewer and water line and access to said easement for said purpose, which is more particularly described in Deed of Easement, of record in Book 6382,page 759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank by deed from William L. Rosenberg, Successor Trustee of record in Book 8176, page 470, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the previous deed of record in Book 8176, page 470, said Register's Office.

This is improved property known as 320 Long Hollow Pike, Goodlettsville, Tennessee 37072.

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit "A" hereto; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This 24th day of May, 1991.

Fidelity Federal Bank,
a Federal Savings Bank

By: Fred M. Latham
Its: S.V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, William L. Rosebers, Notary Public, FRED M. LATHAM, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SENIOR VICE PRESIDENT of Fidelity Federal Bank, a Federal Savings Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of May, 1991.

William L. Rosebers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: Nov. 10, 1991

WARRDEED.721

EXHIBIT "A"

ENCUMBRANCES

1. 1991 Metropolitan Government and City of Goodlettsville taxes, a lien, but not yet due and payable.

2. A 15 foot easement for public utilities dedicated by plan of record in Book 5210, page 322 and conveyed in Deed of record in Book 5657, page 329, Register's Office for Davidson County, Tennessee.

3. A 5 x 5 foot anchor easement dedicated by plan of record in Book 5210, page 322, said Register's Office.

4. Easement for flow of Mansker Creek.

5. Deed of easement from the Nashville North Motel, a limited partnership, to Roy C. Flowers of record in Book 6382, page 756 and in Book 6382, page 759, Register's Office for Davidson County, Tennessee.

6. UCC-1 Financing Statement by the Nashville North Motel, a limited partnership, Cardinal Industries, Inc., general partner, d/b/a Knight's Inn, I-65 at Long Hollow Pike, to RCA Service Company dated May 30, 1989 or record in Book 7851, page 717, Register's Office for Davidson County, Tennessee.

5715 05/28 0101 03CHECK 4963.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8360 PAGE 295

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 1500000.00
				CON TX 4950.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 4963.00
				CHECK 4963.00
05/28/91	01			13:19 0001 5715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17402

IDENTIFICATION

MAY 28 1 18 PM '91

No. 425275