Bod 38

BOOK 8404 PAGE 222

This Instrument Prepared By:
George E. Mudter, Jr., Esq.
TRABUE, STURDIVANT & DeWITT
25th Floor, Nashville City Ctr.
511 Union Street
Nashville, TN 37219

Address of New Owner:
Days Tifton-LaGrange, Inc.
c/o Days Inns of America, Inc.
2751 Buford Highway, NE
Atlanta, Georgia 30324
ATTN: Robert A. Barnes

Send Tax Bills to:
New Owner

Map: 92-12
Parcels: 470, 472 & 477
Map: 92-16
Parcel: 156

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated May 30, 1986, to George E. Mudter, Jr., Trustee, executed by Vanderbilt Hospitality Partners, Ltd., a Tennessee limited partnership, as same appears of record in Book 6872, page 471, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on June 20, 1991, and subsequent insertions appearing on June 27, 1991, and July 4, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 12, 1991, at 12:00 o'clock p.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned continued by announcement the foreclosure sale until July 23, 1991, at 12:15 o'clock p.m., at which time he offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Days Tifton-LaGrange, Inc., a Georgia corporation, at and for the sum of eight hundred forty thousand and 00/100 ($840,000.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by Days Tifton-LaGrange, Inc., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned George E. Mudter, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said DAYS TIFTON-LAGRANGE, INC., a Georgia corporation, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

TRACT NO. 1:

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and being Lots 130 and 131 on the Plan of John Boyd Home Place as recorded in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to a survey by Burkhalter Hickerson Associates, Inc.:

Beginning at an iron pin set on the back edge of a sidewalk, the north right-of-way line of West End

Avenue, a 90 foot road, south-westwardly 100.00 feet along the north right-of-way line of West End Avenue from the west right-of-way line of 18th Avenue North, a 50 foot road; thence with the back edge of the sidewalk South 57° 11' 57" West 100.00 feet to an iron pin set; thence with the east boundary line of Lot No. 129, John Boyd Home Place, the property of Emerik Properties Corporation as recorded in Deed Book 4864, page 626, said Register's Office, North 32° 45' 38" West 160.00 feet to an iron pin set; thence with the south right-of-way of Alley No. 382 a 20 foot alley North 57° 11' 58" East 99.98 feet to a railroad spike set; thence with the west boundary line of Lot No. 132, John Boyd Home Place, the property of Eighteen Hundred Corporation as recorded in Deed Book 2857, page 575, said Register s Office, South 32° 46' 04" East 160.00 feet to the point of beginning containing 16,000 square feet or 0.368 acres, more or less.

TRACT NO. II:

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 119 on the Plan of the John Boyd Home Place as recorded in Plat Book 21, page 39, said Register's Office, and being more particularly described as follows:

Beginning at an existing iron pin at the back edge of a sidewalk the south right-of-way line of Hayes Street, a 50 foot road, south-westwardly 150.00 feet along the south right-of-way of Hayes Street from the west right-of-way line of 18th Avenue North a 50 foot road; thence with the west boundary line of Lot No. 118, John Boyd Home Place, the property of Joe M. Rogers as recorded in Deed Book 6453, page 533, said Register's Office, South 32° 48' 33" East 180.08 feet to an existing iron pin; thence with the north right-of-way line of Alley No. 382, a 20 foot alley, South 36° 54' 21" West 50.15 feet to an iron pin set; thence with the east boundary of Lot No. 120, John Boyd Home Place, the property of Emerik Properties Corporation as recorded in Deed Book 4864, page 626, said Register's Office, North 32° 45' 38" West 180.00 feet to an iron pin set; thence with the back edge of the sidewalk, the south right-of-way line of Hayes Street North 56° 48' 49" East 50.00 feet to the point of beginning, containing 9,008 square feet or 0.207 acres, more or less.

TRACT NO. III:

Being all of Lot No. 132 and Lot No. 133, John Boyd Home Place, as of record in Plat Book 21, page 39, said Register's Office, and being more particularly described as follows:

Beginning at a chiseled X on sidewalk, said point being the southeast corner of the herein described tract, and being further described as being the intersection of northerly margin of West End Avenue and the westerly margin of 18th Avenue North; thence in a westerly direction with the northerly margin of West End Avenue South 57° 11' 57" West 100.00 feet to an iron pin set; thence leaving said margin in a northerly direction with the easterly lot line, Lot No. 131 said recorded plat; North 32° 46' 04" West 160.00 feet to a railroad spike set; thence in an easterly direction with the south margin of Alley No. 382 North 57° 11' 58" West 99.98 feet to a P. K. nail set; thence in a southerly direction with the west margin of 18th Avenue North, South 32° 46' 25" East 160.00 feet to a point of

beginning, containing 15,998.08 square feet or 0.367 acres.

TRACT NO. IV:

Being all of Lot No. 116 and 117, John Boyd Home Place, as of record in Plat Book 21, page 39, said Register's Office, and being more particularly described as follows:

Beginning at an iron pin set, said point being the northeast corner of the herein described tract and being further described as being the intersection of the south margin of Hayes Street and the west margin of 18th Avenue North; thence in a southerly direction with westerly margin of 18th Avenue North South 32° 46' 25" East 180.00 feet to an iron pin set, said point being the northwest corner of intersecting margins of 18th Avenue North and Alley No. 382; thence in a westerly direction with the north margin of Alley No. 382 South 57° 09' 58" West 99.90 feet to a railroad spike set; thence leaving said margin in a northerly direction with east lot line Lot 118, Cherokee Equity Corporation recorded in Deed Book 6453, page 533, said Register's Office, North 32° 45' 18" West 180 feet to an iron pin found, said point being in the south margin of Hayes Street, thence in an easterly direction with a south margin of Hayes Street, North 57° 09' 58" East 99.92 feet to the point of beginning, containing 17,990.85 square feet or 0.413 acres, more or less.

Being the same property conveyed to Vanderbilt Hospitality Partners, Ltd. by deed from Days Inns of America, Inc., of record in Book 6872, page 465, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Days Tifton-LaGrange, Inc., its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Trustee, has executed this instrument on the 24th day of July, 1991.

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., Trustee, the within named bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1991.

Brenda G. Bentley
Notary Public

My Commission Expires: July 23, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $840,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of July, 1991.

Brenda G. Bentley
Notary Public

My Commission Expires: July 23, 1994

33298

IDENTIFICATION

Jul 24 10 46 AM '91

4529 07/24 0101 03CHECK 3121.00

7:BGB0723911.bb



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 226

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
840000.00
CON TX 3108.00
PRFEE 1.00
MISC 12.00
TOTAL 3121.00
CHECK 3121.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/91 01 10:48 0001 4528

33298

IDENTIFICATION REFERENCE

JUL 24 10 46 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 443503