THIS INSTRUMENT PREPARED BY:

CHARLES J. FRIDDELL, ATTORNEY
104 Woodmont Blvd.
Suite 400, Woodmont Centre
Nashville, TN 37219

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.:
Mahesh Patel, An unmarried person 420 Murfreesboro Road Nashville, TN 37210	Security Federal Savings & Loan Association 4235 Hillsboro Road Nashville, TN 37215	106-1-55 106-1-56 106-1-57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Budslick Enterprises, a Tennessee General Partnership composed of Paul Budslick, Mary L. Budslick, Paul L. Budslick, and Katherine Budslick ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Mahesh Patel, an unmarried person, ("Grantee"), Grantee's successors and assigns, a certain tract or parcels of land in Davidson County, Tennessee described in Exhibit A, which is incorporated herein by reference ("Property").

Included in this conveyance are all fixtures and all personalty owned by Grantor, located upon the Property, and used incidentally to the operation of The Drake Motel. All improvements, fixtures and other property is hereby transferred and conveyed in an "As Is" condition.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been assumed by Grantee upon transfer of escrow;

2. Deed of Trust by Budslick Enterprises, a Tennessee General Partnership to Everett A. Covington, Jr., Trustee of record in Book 6851, Page 906, R.O.D.C. to secure a Note dated November 18, 1985 in the principal sum of $439,000.00 as corrected in Book 6998, Page 899 and Book 7659, Page 759, said Register's Office.

This improved Property, known as 420 Murfreesboro Road, Nashville, TN 37210.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, personal representatives, and assigns, to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of May, 1992.

GRANTOR:

BUDSLICK ENTERPRISES

PAUL BUDSLICK, Partner
and Individually

MARY L. BUDSLICK, Partner
and Individually

PAUL L. BUDSLICK, Partner
and Individually

KATHERINE BUDSLICK, Partner
and Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul Budslick, Mary L. Budslick, Paul L. Budslick and Katherine Budslick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Budslick Enterprises, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 29th day of May, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $506,306.00

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/26/94

BUDSENT.WD

EXHIBIT A

TRACT 1: Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, the west part of the land in question being known as parts of Lots No. 1, 2, and 3, and all of Lots 4, 5, and 6, on the Map of Ida Sklar's Subdivision of certain lots of J. T. Patton's Subdivision, as of record in Book 881, page 93, Register's Office for said County, and the whole of said property being described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated December 12, 1952, described as follows:

BEGINNING at an iron pin on the northerly margin of Murfreesboro Road, as widened, at the southeast corner of the property owned by J. T. Patton, running thence with the easterly line of the Patton land, northerly 135.6 feet, more or less, to point and continuing with Patton's line, northerly 6.7 feet, more or less, to a point and northerly 183 feet, more or less, to an iron pin in the southerly margin of Elm Hill Road; thence with the margin of said road, easterly 242.2 feet to a post; thence southerly 385.8 feet to the northerly line of the Murfreesboro Pike, as widened; thence with the line of said pike, as widened westerly 216 feet, to the beginning.

TRACT II: Land in Davidson County, Tennessee, being the Northerly part of Lot No. 3 and a triangular piece off of the easterly side of Lot No. 4 on the Map of J. T. Patton's lot as of record in Book 156, page 252, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, dated September 15, 1949, as follows:

BEGINNING on the southerly margin of Elm Hill Pike, 7 feet 2 inches west of the line between Lots Nos. 3 and 4 on said plan; thence with the southerly margin of said Pike eastwardly 64 feet 4 inches to the line between Lots Nos. 2 and 3 on said plan; thence along said line southwardly 183 feet to a point; thence westwardly and parallel with Murfreesboro Road 60 feet 5 inches to a point; thence northwardly 165 feet 4 inches to the beginning.

TRACT III: Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of J. T. Patton's lot, not of record, described as follows:

BEGINNING at a point on the northeasterly margin of the Murfreesboro Road, at the southeast corner of Lot No. 4 on said plan; thence along the northeasterly margin of the Murfreesboro Road, southeastwardly 50 feet; thence northeastwardly 150 feet; thence northwestwardly 50 feet to the easterly line of said Lot No. 4; thence with said line, southwestwardly 150 feet to the beginning.

Being the same property (Tracts I-III) conveyed by Deed from Charles J. Friddell, Trustee to Budslick Enterprises, a Tennessee General Partnership composed of Paul Budslick, Mary L. Budslick, Paul L. Budslick and Katherine Budslick, of record in Book 8639, Page 326, Register's Office for Davidson County, Tennessee.

11 50 47

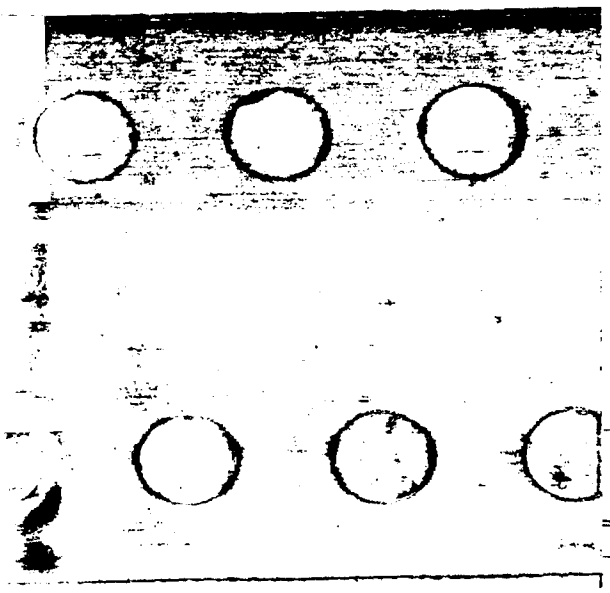
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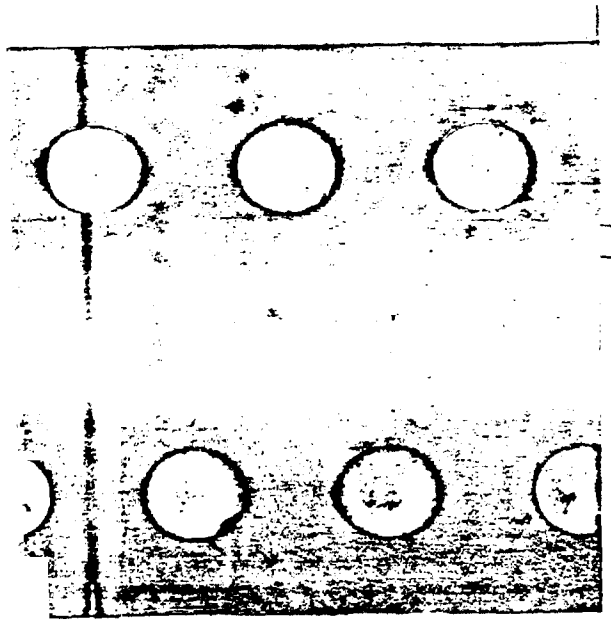
JUN 1 2 31 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

6453 06/01 0101 03CHECK 18869.31





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8639 PAGE 336

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

506306.00

CON TX	1873.31
PRFEE	1.00
WDEED	15.00
TOTAL	1889.31
CHECK	1889.31

06/01/92 01 14:29 0001 6453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 50 47

IDENTIF. TREFERENCE

JUN 1 2 31 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536262