Box 37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Investors Limited Partnership c/o Jack K. Wurzel 100 Missabe Building Duluth, MN 55802	Map 82-10 Parcel 20	Nashville Investors Limited Partnership c/o Jack K. Wurzel 100 Missabe Building Duluth, MN 55802
This instrument prepared by: Boult, Cummings, Conners & Berry (JVT) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 8679 PAGE 544

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, **DIVERSIFIED MOTEL PROPERTIES LIMITED PARTNERSHIP**, a Minnesota limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE INVESTORS LIMITED PARTNERSHIP**, a Minnesota limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract of land in Davidson County, State of Tennessee, more fully described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as 99 Spring Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00

Affiant

Subscribed and sworn to before me this 11th day of July, ~~1980.~~ 1992.

KAREN D. FIETEK
NOTARY PUBLIC
ST. LOUIS COUNTY
MY COMMISSION EXPIRES 2-16-96

Notary Public
My Commission Expires: 2/16/96

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 27th day of October, 1989.

DIVERSIFIED MOTEL PROPERTIES LIMITED PARTNERSHIP, a Minnesota limited partnership

By: ZENITH MANAGEMENT COMPANY, general partner

By: _____

Title:: President

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

Personally appeared before me, Michael K. Donovan, a Notary Public in and for the State and County aforesaid, Jacob K. Wurzel, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is President of Zenith Management Company, a Minnesota corporation, general partner of **DIVERSIFIED MOTEL PROPERTIES LIMITED PARTNERSHIP**, a Minnesota limited partnership, and is authorized to execute the foregoing instrument on behalf of said limited partnership.

Witness my hand, at office, this 27th day of October, 1989.

_____
Notary Public

My commission expires:_____

28924

IDENTIF. TREFERENCE

JUL 20 2 21 PM '92

FELIX A. H. LEDGER REGISTER
DAVIDSON COUNTY TN.

7093 07/20 0101 03CHECK 5193.00

BOOK 8679 PAGE 546

BOOK 6428 PAGE 382

LEGAL DESCRIPTION OF:
BEST WESTERN METRO INN
99 Spring Street
Nashville, Tennessee 37207

A certain tract or parcel of land in Davidson County, Tennessee, being a portion of Lot No. 1 on the plan of Matador Corner, of record in Book 4350, page 131, said Register's Office and described according to a survey of J.L. Murphy, Sr. and Company, dated January 27, 1971 and revised June 28, 1971, as follows:

BEGINNING at an iron pin set at the Northeasterly corner of the intersection of Cowan Street and a 15 foot alley, the said alley being the first alley Southerly or Southwesterly from Spring Street; from said beginning point thence; with the Easterly margin of Cowan Street, North 18°51'11" East 69.32 feet to an iron pin; thence continuing with said Easterly margin of Cowan Street, North 18°17'10" East 51.42 feet to an iron pin, the beginning of a curve to the right or East; thence continuing with said Easterly margin of Cowan Street, Northerly with said curve having a radius of 370.00 feet, a delta of 15°, 18' and a tangent of 49.70 feet, a distance of 98.80 feet to an iron pin; thence continuing with the margin of Cowan Street, North 33°35'10" East 190.00 feet to a concrete monument, said monument being 20 feet Southerly from the Southeast corner of Spring Street and Cowan Street, as originally located; thence continuing with the Easterly margin of Cowan Street, North 34°04'55" East 9.42 feet to an iron pin, the beginning of a curve to the right or East having a radius of 10 feet; thence Northeastwardly around said curve 13.69 feet to an iron pin in the Southerly margin of Spring Street, as now located; thence with the Southerly margin of Spring Street (as now located), South 67°28'05" East 77.48 feet to an iron pin; thence continuing with the Southerly margin of Spring Street (as now located), South 67°00'05" East 74.03 feet to an iron pin; thence continuing with said Southerly margin of Spring Street (as now located) South 64°05'05" East 29.83 feet to an iron pin; thence South 71°52'05" East a distance of 8.22 feet to an iron pin set in Alley No. 314 (now closed), the Northwest corner of the property of Murco Stations, Incorporated; thence leaving the South margin of Spring Street, with the West property line of said Murco Stations, Incorporated, South 33°22'30" West 161.83 feet to an iron pin; thence with the South property line of Murco Stations, Incorporated, South 56°37'50" East 219.95 feet to an iron pin in the West margin of North First Street; thence with the said West margin of North First Street, South 18°16'25" West 100.19 feet to an iron pin in the Northeast corner of the property of S.T. Ross; thence with the North line of said Ross property, North 70°40'15" West 218.00 feet to an iron pin; thence, South 18°17'10" West 89.47 feet to an iron pin in the North margin of a 15 foot alley, said alley being the property of Metropolitan Government of Nashville and Davidson County, Tennessee; thence with said alley, North 72°30'15" West 218 feet to the point of beginning, and containing 2.60 acres, more or less.

Being the same property conveyed to Nashville Investors Limited Partnership, a Minnesota Limited Partnership, by deed from Tennessee Vagabond Hotels, Inc. in Book 5863, page 122, Register's Office for Davidson County, Tennessee.

EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8679 PAGE 547

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 1400000.00
CON TX 5190.00
PRFEE 1.00
WDEED 12.00
TOTAL 5193.00
CHECK 5193.00

07/20/92 01 14:22 0001 7098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28924

IDENTIF. REFERENCE

JUL 20 2 21 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551818