(1) BOX 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
99 SRING STREET NASHVILLE, TN 37219	Nashville Investors Limited Partnership 100 Missabe Building Duluth, MN 55802	82 10 20

This instrument prepared by:

BOOK 8820 PAGE 338

FRYBERGER, BUCHANAN, SMITH & FREDERICK, P.A.,
700 Lonsdale Building
Duluth, Minnesota 55802

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Nashville Investors Limited Partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to Virah Corporation, a Florida corporation ("Grantee"), its heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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 prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December 1992.

JO ANN LAMPE NOTARY PUBLIC STATE OF TENNESSEE

Notary Public
My Commission Expires: 2/27/96

2. Restrictive covenants contained in instrument of record in Book 3368, page 23, and restrictive covenants and agreements of record in Book 4484, page 557, Register's Office for Davidson County, Tennessee.

3. Easements for public utilities as set forth under Sections 2 and 3 of Bill No. 69-1031, recorded in Book 4430, page 741, said Register's Office, as modified by Metropolitan Government of Nashville and Davidson County, Tennessee, Ordinance No. 71-1462.

4. Easements for sewer as shown on Plan of Matador Corner, of record in Book 4350, page 131, said Register's Office.

5. All matters shown on the Plan, of record in Book 4350, page 131, said Register's Office.

6. Subject to slope and work area easements granted to Metro, contained and described by instrument of record in Book 8532, page 523, said Register's Office.

7. Other easements, covenants, conditions, and dedications of record and applicable zoning and other governmental regulations.

Grantor covenants with Grantee that 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.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

Executed this 17th day of December 1992.

NASHVILLE INVESTORS LIMITED PARTNERSHIP, a Minnesota limited partnership

By _____
Its Managing General Partner

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

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this 17th day of December 1992, by JACOB K. WURZER, the MANAGING GENERAL PARTNER of Nashville Investors Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Michael K Denovan
Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land lying in the First Civil District, Fifth Councilmanic District, Metropolitan Nashville - Davidson County, Tennessee, being part of the land of Nashville Investors Limited Partnership as recorded in deed book 5863, page 122, Register's Office, Davidson County, Tennessee, and part of Lot 1 on the plat of Matador Corner as recorded in plat book 4350, page 131, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an existing iron pin at the intersection of the east right-of-way line of Cowan Street and the north line of Alley #314;

1. THENCE, with the east right-of-way line of said Cowan Street, North 18 degrees 50 minutes 16 seconds East, a distance of 69.27 feet to a set P.K. nail;

2. THENCE, continuing with the east right-of-way line of said Cowan Street, North 18 degrees 14 minutes 36 seconds East, a distance of 51.47 feet to a set P.K. nail;

3. THENCE, continuing with the east right-of-way line of said Cowan Street, northerly along a non-tangent curve to the right, having a delta angle of 15 degrees 17 minutes 58 seconds, a radius of 370.00 feet, and a chord of North 25 degrees 56 minutes 31 seconds East 98.51 feet, an arc distance of 98.80 feet to a set chiseled "+" on a water meter;

4. THENCE, continuing with the east right-of-way line of said Cowan Street, North 33 degrees 33 minutes 49 seconds East, a distance of 73.99 feet to a set P.K. nail;

5. THENCE, with an offset in the east right-of-way line of said Cowan Street, South 56 degrees 17 minutes 48 seconds East, a distance of 3.48 feet to a set P.K. nail;

6. THENCE, continuing with the east right-of-way line of said Cowan Street, North 33 degrees 34 minutes 38 seconds East, a distance of 90.02 feet to a P.K. nail set on the south right-of-way line of Spring Street;

7. THENCE, with the south right-of-way line of said Spring Street, North 77 degrees 34 minutes 00 seconds East, a distance of 42.69 feet to a set P.K. nail;

8. THENCE, continuing with the south right-of-way line of said Spring Street, South 71 degrees 31 minutes 53 seconds East, a distance of 36.47 feet to a set P.K. nail;

9. THENCE, continuing with the south right-of-way line of said Spring Street, easterly along a non-tangent curve to the right, having a delta angle of 11 degrees 05 minutes 41 seconds, a radius of 662.20 feet, and a chord of South 65 degrees 59 minutes 28 seconds East 128.03 feet, an arc distance of 128.23 feet to a railroad spike set at the northwest corner of the land of Murco Stations, Inc. as recorded in deed book 3403, page 552, Register's Office, Davidson County, Tennessee;

10. THENCE, leaving said Spring Street, with the west line of said Murco Stations land, South 33 degrees 23 minutes 02 seconds West, a distance of 143.62 feet to an existing iron pin marking the southwest corner thereof;

11. THENCE, with the south line of said Murco Stations land, South 56 degrees 37 minutes 50 seconds East, a distance of 210.39 feet to a set tack in lead marking the southeast corner thereof, said tack in lead also being on the west right-of-way line of North First Street;

12. THENCE, with the west right-of-way line of said North First Street, southerly along a non-tangent curve to the left, having a delta angle of 04 degrees 48 minutes 49 seconds, a radius of 496.08 feet, and a chord of South 19 degrees 00 minutes 03 seconds West 41.66 feet, an arc distance of 41.68 feet to a set railroad spike;

13. THENCE, continuing with the west right-of-way line of said North First Street, South 16 degrees 30 minutes 14 seconds West, a distance of 60.09 feet to an iron pin set at the northeast corner of the land of Thelma Ross Frazier as recorded in deed book 4810, page 807, Register's Office, Davidson County, Tennessee;

14. THENCE, with the north line of said Frazier land, North 70 degrees 51 minutes 14 seconds West, a distance of 210.13 feet to an existing iron pin marking the northwest corner thereof;

15. THENCE, with the west line of said Frazier land, South 18 degrees 13 minutes 24 seconds West, a distance of 89.67 feet to an existing iron pin on the north line of said Alley #314;

16. THENCE, with the north line of said Alley #314, North 72 degrees 28 minutes 53 seconds West, a distance of 217.99 feet to the POINT OF BEGINNING;

CONTAINING, 108,304 square feet or 2.486 acres, more or less.

This description was taken from a survey titled "ALTA/ACSM Land Title Survey - Nashville Investors Limited Partnership - Best Western Metro Inn" by Ragan-Smith-Associates, Inc., dated July 24, 1992, Job No. 82-017, and certified by John O. Spry, Tennessee RLS #727.

Being the same property conveyed to Nashville Investors Limited Partnership by deed from Diversified Motel Properties Limited Partnership of record in Book 8679, page 544, Register's Office for Davidson County. Excluded from the above-described Tract is that portion conveyed to the Metropolitan Government of record in Book 8532, page 523, said Register's Office.

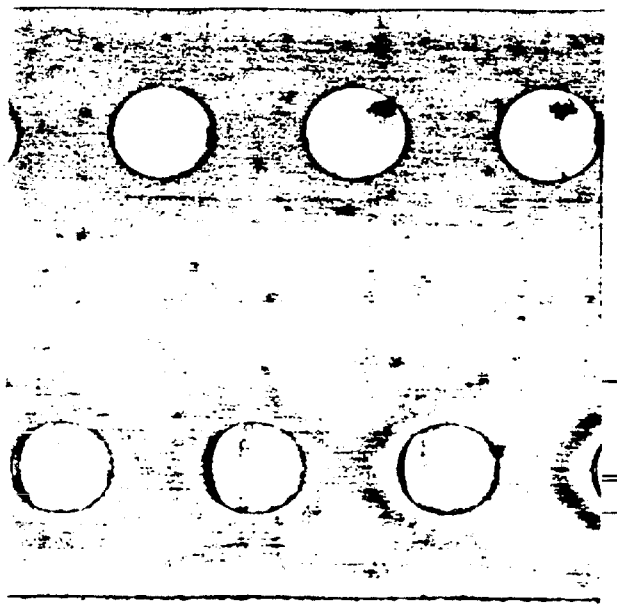
7.59.14

IDENTIFICATION REFERENCE

DEC 21 3 55 PM '92

DAVIDSON COUNTY, TN

4190 12/21 0101 03CHECK 4835.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8820 PAGE 344

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

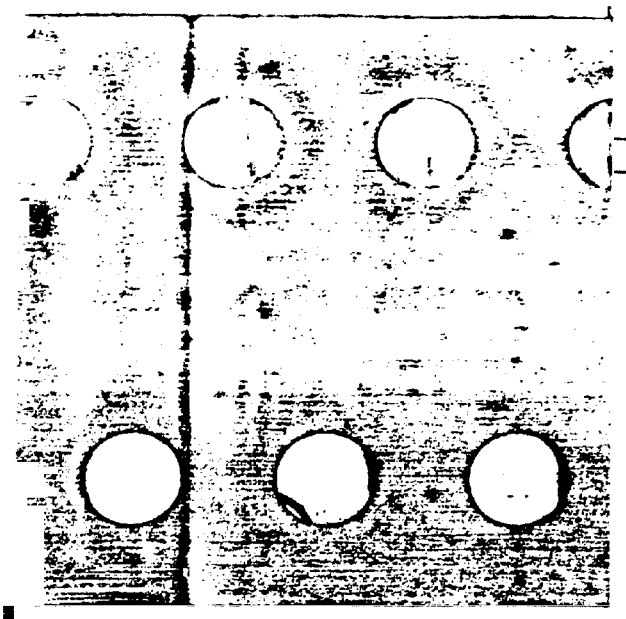
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1300000.00

CON TX	4810.00
PRFEE	1.00
WDEED	24.00
TOTAL	4835.00
CHECK	4835.00

12/21/92 01 15:54 0001 4190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.5.9.1.4.

IDENTIFICATION REFERENCE

DEC 21 3 55 PM '92

FELIX Z. WILSON II FLW SEE
DAVIDSON COUNTY, TN

No. 603347