Send tax bills to: (New Owner)
Suresh Kumar
1516 Hampton Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
Joseph B. Perales, Attorney
Drury Inns, Inc.
10801 Pear Tree Lane
St. Ann, MO 63074

Map 71-6 & Parcel #11

00269421
Box 35

WARRANTY DEED

BOOK 9029 PAGE 439

STATE OF TENNESSEE)
) KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON)

DRURY INNS, INC., a Missouri Corporation ("Drury"),

with principal offices at 10801 Pear Tree Lane, St. Ann, Missouri 63074, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto

SURESH KUMAR and MANJU SHARMA, his wife ("Grantees"),

real property in the City of Nashville, Davidson County, Tennessee more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Lots 36, 37, 38, 39 and 40, part of Lots 35 and 43, and a portion of an abandoned 12-foot wide alley as shown on the plan of E. C. Scrugg's 2nd Avondale Addition as of record in Plat Book 161, Page 60, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin in concrete on the westerly right-of-way line of Hampton Street (50 foot R.O.W.) that is 190.5 feet north of the northerly R.O.W. line of Trinity Lane; said pin also being the northwesterly property corner of a tract of land deeded to Shell Oil Company as of record in Deed Book 4473, page 576, R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line, with the northerly property line of the Shell Oil Company tract, S 85°00'50" W a distance of 196.89 feet to an existing iron pin in the easterly property line of Lot No. 1 as shown on the Final plat of Section One, Shoney's Big Boy Subdivision, as of record in Plat Book 4885, page 4, R.O.D.C., Tennessee; thence

2. With the easterly property line of Lot No. 1 and the easterly property line of a tract of land deeded to George W. Hussey as of record in Deed Book 6684, Page 723, R.O.D.C., Tennessee, in part, N 05°11'10" E a distance of 269.26 feet to an iron pin (set) at the southwesterly property corner of Lot No. 41 as shown on the Plan of E.C. Scrugg's - 2nd Avondale Addition; thence

3. Leaving the easterly property line of the Hussey tract, with the southerly property line of Lot No. 41, N 76°08'34" E a distance of 94.36 feet to an existing iron pin in concrete on the westerly right-of-way line of Hampton Street; said pin being the common easterly property corner between Lot No. 40 and Lot No. 41; thence

4. With said right-of-way line, S 16°20'00" E a distance of 285.15 feet to the point of beginning and containing 39,532 square feet or 0.908 of an acre more or less.*

Grantees COVENANT AND WARRANT (by their acceptance of this Deed) and acknowledge that Grantees are not to use the Thrifty Inn sign panels. Grantees will allow Grantor to enter upon the above described real property and remove the sign panels and any Thrifty Inn logo items as soon as practically possible, subsequent to the recordation date of this Deed, and until such time, the sign panels are to be covered.

This conveyance is subject to any and all set-back lines, conditions, restrictions, covenants and easements of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs, personal representatives, successors and assigns forever; and Grantor does hereby bind itself, its successors and assignees forever to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

*Being the same property conveyed to Drury Inns, Inc., a Missouri Corporation by deeds of record in Book 4815, page 335, and in Book 4983, page 499, Register's Office of Davidson County, Tn.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXECUTED this 22nd day of July, 1993.

BOOK 9629 PAGE 493

DRURY INNS, INC.

(S E A L)

By: Linda McCombs
Linda McCombs
Vice President

ATTEST:

Joseph B. Pereles
Secretary

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

On this 22nd day of July, 1993, before me personally appeared Linda McCombs, to me personally known, who being by me duly sworn, did say that she is a Vice President of Drury Inns, Inc., a corporation of the state of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said Linda McCombs acknowledged said instrument to be the free act and deed of said corporation, and for the purposes and consideration shown therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in St. Louis County, Missouri, the day and year first above written.

MARY C. HERMAN
NOTARY PUBLIC—STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES JUNE 18, 1995

Notary Public

(S E A L)

My commission expires:

CONSIDERATION AFFIDAVIT

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

The actual consideration or the fair market value, whichever is greater, for the transaction is $800,000.00.

93 JUL 29 PM 2:55
FELICIA [illegible] REGIST.
DAVIDSON COUNTY, TN.

46175
IDENTIF. & REFERENCE

Suresh Kumar

Manju Sharma

Sworn and subscribed to before me.

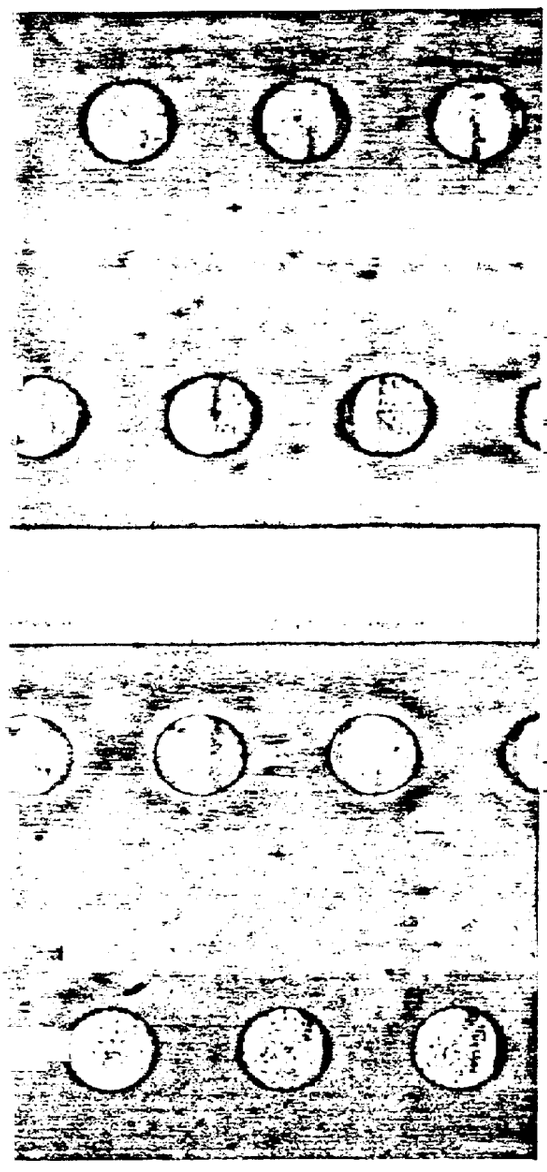
9527 07/29 0101 03CHECK 2969.00

Notary Public

(S E A L)

My commission expires: 1-17-1994

G:\users\maryh\wp\documents\Kumar.wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9029 PAGE 431

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
			AMT	
				800000.00
			CON TX	2960.00
			PRFEE	1.00
			MREED	8.00
			TOTAL	2969.00
			CHECK	2969.00
07/29/93		01	14:55 0001	9527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46175
IDENTIF. ➔ REFERENCE

93 JUL 29 PM 2:55
FELIX Z. WILSON, REGIST
DAVIDSON COUNTY, TN.

No. 679864