This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

94 APR 18 AM 11:03

10057

ADDRESS NEW OWNER:
QUALITY INN HALL OF FAME PARTNERSHIP
1407 Division Street
Nashville, Tennessee 37203

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road, P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 093-13
PARCEL 181

WARRANTY DEED

BOOK 9315 PAGE 9

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, SURESH IDNANI, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto QUALITY INN HALL OF FAME PARTNERSHIP, A Tennessee General Partnership, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Twenty-One, Edgehill Estates, as of record in Plat Book 4350, Page 144, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Suresh Idnani by deed from First Hotel Investment Corporation of record in Book 8369, Page 693, said Register's Office.

This is improved property known as 1407 Division Street, Nashville, TN 37203.

This conveyance is made subject to the following:

1. 1994 County Taxes, which have been prorated and assumed by the Grantees; and

2. Restrictive Covenants for Edgehill Renewal Project of record in Book 4220, Page 723, Register's Office of Davidson County, Tennessee.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Section Twenty-one, Edgehill Estates of record in Plat Book 4350, Page 144, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said QUALITY INN HALL OF FAME PARTNERSHIP, its successors and assigns, forever; and I, SURESH IDNANI, do further covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

POONAM IDNANI, spouse of SURESH IDNANI, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said SURESH IDNANI.

Witness our hands this the 14th day of April, 1994.

SURESH IDNANI

POONAM IDNANI

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, SURESH IDNANI and wife, POONAM IDNANI, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 14th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

[illegible] 04:13 0101 03CHECK 8889.00

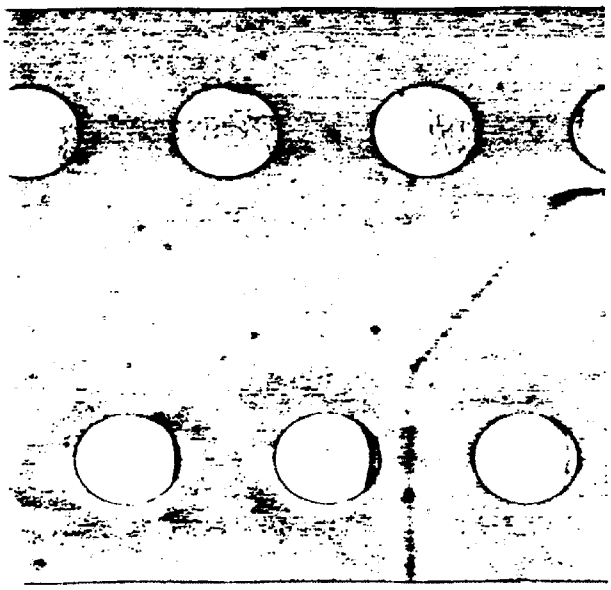
The actual value or consideration, whichever is greater, for this transfer is $2,400,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997



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

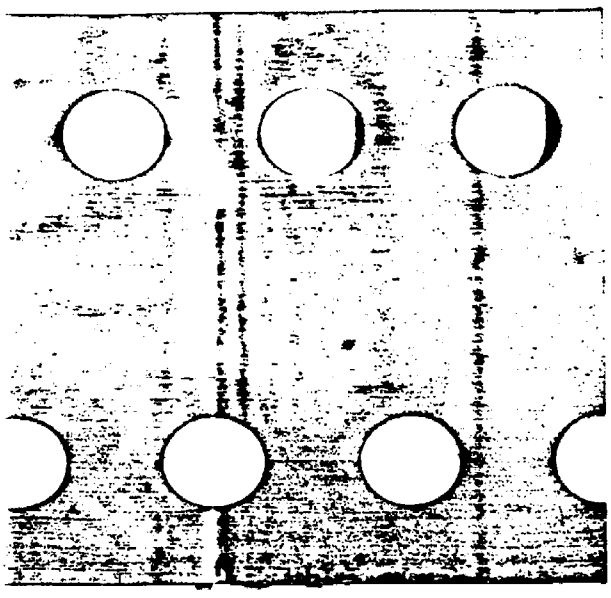
RECEIVED OF _____

FOR _____

BOOK 9315 PAGE 11

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



DAMT
2400000.00
DON TX 8880.00
PRFEE 1.00
WDEED 8.00
[illegible] 8889.00
CHECK 8889.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/94 01 11:04 0001 5111

40057
IDENTIFICATION REFERENCE

94 APR 18 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780293