21866

IDENTIFICATION REFERENCE

Bk 50 P

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

DEC 30 PM 4:21

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Heritage Hospitality, LLC	Same	19-14-13
470 Jones Rd.		
Clarksville, TN		
37043		

BOOK 9560 PG 933

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NORTH CREEK ASSOCIATES, LTD.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **HERITAGE HOSPITALITY, LLC** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

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

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 28 day of December, 1994.

NORTH CREEK ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: W Gerald Ezell
W. Gerald Ezell, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said county and state, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of AFPC Equity Investors, Ltd., a Tennessee limited partnership, the general partner of Grantor and is authorized by AFPC Equity Investors, Ltd., as general partner of Grantor, to execute this instrument on behalf of the Grantor.

JULIA V. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand at office, this 28 day of December, 1994.

Julia V Roberts
Notary Public

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,949.00

Affiant

Subscribed and sworn to before me this 30th day of December, 1994.

Notary Public

My Commission Expires: 5-25-96

LISA E. PEE NOTARY PUBLIC STATE OF TENNESSEE

RECEIVED 1994 DEC 30 PM 12:30 1770

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 5 as shown on the Final Plat Section Five Northcreek Commons of record in Book 7900, page 441, said Register's Office, more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Northgate Circle (a 90 foot road) said pin also being situated at the westerly end of the northwest return curve at the intersection of Northgate Circle and Northcreek Boulevard (a 90 foot road); Thence,

1. With the northerly right-of-way line of Northgate Circle 102.29 feet (102.28 feet recorded) along the arc of a curve to the right that has a radius of 174.93 feet to an existing iron pin, said curve has a chord bearing & distance of N74°47'04"W, 100.838 feet, (N74°45'02"W, 100.83 feet recorded); Thence,

2. Continuing with said right-of-way line, N58°03'04"W, 69.01 feet (N58°00'00"W, 69.01 feet recorded) to an existing P.K. Nail; Thence,

3. With the easterly line of lot 6 as shown on the plan entitled "Section 5, Northcreek Commons" as of record in plat book 7900, page 441, R.O.D.C., Tennessee, N10°02'30"W, 443.82 feet (N10°02'16"W, 443.79 feet recorded) to an existing concrete monument; Thence,

4. With the southerly line of lot 3 as shown on the plan entitled "Section 2, Northcreek Commons" as of record in plat book 6200, page 711, R.O.D.C., Tennessee, N88°28'13"E, 245.07 feet (N88°30'00"E, 244.98 feet recorded) to an existing concrete monument; Thence,

5. With the westerly right-of-way line of Northcreek Boulevard, S01°30'00"E, 481.02 feet to an existing iron pin; Thence,

6. Southwesterly 39.30 feet (39.27 feet recorded) along the arc of a curve to right that has a radius of 25.00 feet to the point of beginning, said curve has a chord bearing & distance of S43°25'56"W, 35.375 feet (S43°30'00"W, 35.36 feet recorded).

This tract contains 101,322 square feet or 2.326 acres more or less a calculated by the above courses which were determined within the precision requirements of a Category I, ALTA/ACSM Land Title Survey of 1992, according to a survey dated August 26, 1994, last revised September 9, 1994 & prepared by Ragan-Smith-Associates, Inc. (John O. Spry, T.R.L.S. No. 727), 315 Woodland Street, Nashville, TN 37206.

EXHIBIT B

1. Real Estate Taxes for 1994 and subsequent years.

2. Matters shown on the Plan of record in Book 6900, page 205, and Book 7900, page 441, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions contained in instrument of record in Book 7118, page 938, as amended in Book 7245, page 958, and Book 8195, page 337, said Register's Office.

4. Public Utilities Easement of record in Book 7507, page 693, said Register's Office.

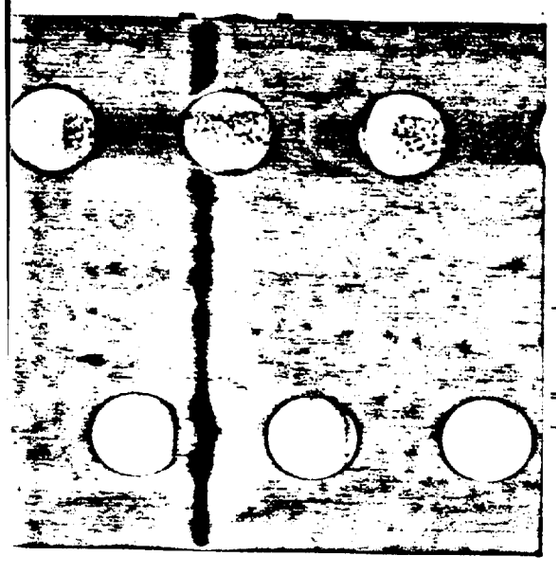
5. Drainage Easement of record in Book 8746, page 779, said Register's Office.

6. Public Utilities and Drainage Easement of record in Book 8831, page 249, said Register's Office.

7. Subject to the liens for any unpaid assessments and/or special assessments.

8. Rights of others in and to the common areas.

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



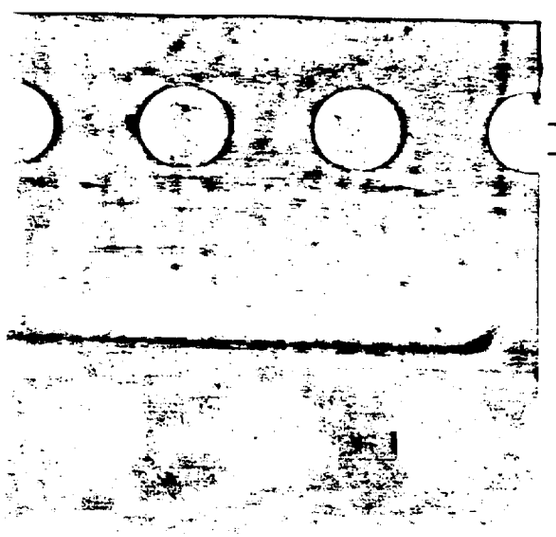
RECEIVED OF _____

FOR _____

BOOK 9560 PG 937

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
455949.00
CON TX 1686.83
PRFEE 1.00
WDEED 16.00
BY BANK 1703.83
CHECK 1703.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21866 IDENTIF. # REFERENCE

94 DEC 30 PM 4:2

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

12/30/94 01 16:20 0001 8166

No. 868048