mail

THIS INSTRUMENT PREPARED BY:

BOOK 9577 PG 93

JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
America's Best Inns, Inc.
1205 Skyline Drive
Marion, IL 62959-7719

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
95-118

27518
IDENTIF. & REFERENCE

95 JAN 24 AM 8:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

COMMONWEALTH OF KENTUCKY)
COUNTY OF McCracken)

The actual consideration or value, whichever is greater, for this transfer is $655,000.00

Affiant

Subscribed and sworn to before me this 17 day of January, 1995.

Notary Public

My commission expires: 10/2/95

MICHELLE CUTSINGER NOTARY PUBLIC STATE AT LARGE KENTUCKY

WARRANTY DEED

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, the undersigned **THE PEOPLES FIRST NATIONAL BANK AND TRUST COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AMERICA'S BEST INNS, INC.**, a Deleware corporation 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 America's Best Inn Subdivision, as of record in Plat Book 7900, Page 855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to The Peoples First National Bank and Trust Company by Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8221, Page 412, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2521 Elm Hill Pike, Nashville, TN 37214.

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, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of January, 1995.

THE PEOPLES FIRST NATIONAL BANK AND TRUST COMPANY

BY: _____
GEORGE SHAW
PRESIDENT

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF McCracken)

Before me, the undersigned, a Notary Public within and for the Commonwealth and County aforesaid, personally appeared GEORGE SHAW, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of The Peoples First National Bank and Trust Company the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said GEORGE SHAW as such President.

WITNESS my hand and official seal, this 17 day of January, 1995.

Michelle Cutsinger
NOTARY PUBLIC

MICHELLE CUTSINGER
NOTARY PUBLIC
AMERICA'S LAND

My Commission Expires: 10/2/95

EXHIBIT "A" BOOK 9577PG 95

PERMITTED ENCUMBRANCES

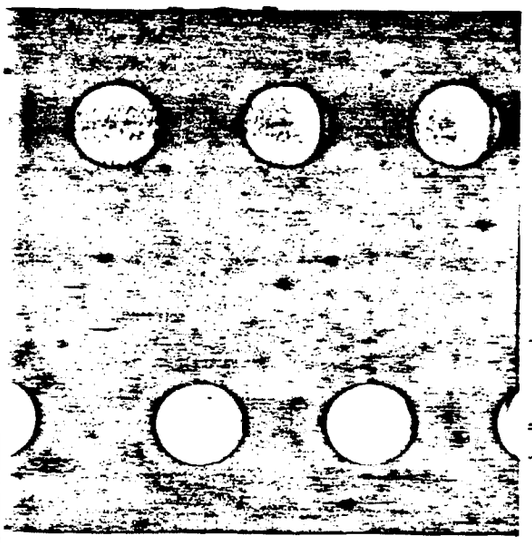
1. Easements for Sanitary Sewer and/or Storm Drainage, of record in Book 4260, Page 26; Book 4754, Page 529, and in Book 5219, Page 839, said Register's Office.

2. The Plan of record in Book 7900, Page 855 discloses a 15 foot easement for public utility and drainage purposes along the northern line of said lot, a 10 foot public utility and drainage easement along the western and southwest boundary, a 20 foot public utility and drainage easement along the southern boundary, a 30 foot sanitary sewer easement crossing the middle portion of said lot containing a 30 inch line and a 30 foot drainage easement crossing the middle portion of said lot containing a 8 foot by 10 foot box culvert.

3. Permanent drainage easement as of record in Book 4992, Page 396, said Register's Office.

4. Taxes for the year 1995 and subsequent years which have been prorated and assumed by the Grantee.

4516 01/24 0101 03CHECK 2436.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

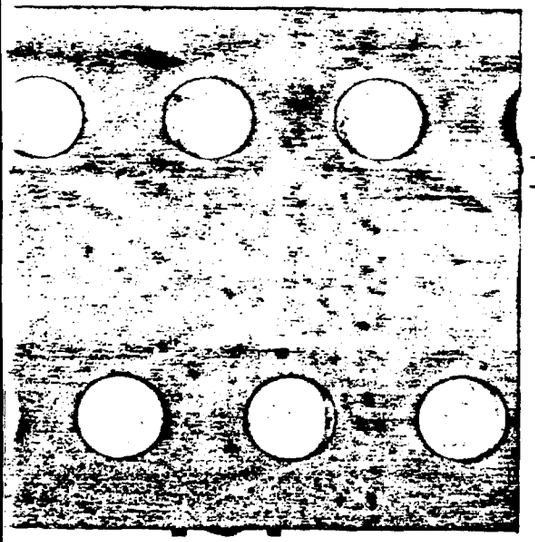
RECEIVED OF _____

FOR _____

BOOK 9577 PG 96

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
655000.00
CON TX 2423.50
PRFEE 1.00
WDEED 12.00
TOTAL 2436.50
CHECK 2436.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

01/24/95 01 08:57 0001 4516

27518
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 874323