This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-2100

508

BOOK 9674 PG 657

WARRANTY DEED

| Address New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| National Lodging Companies, Inc.<br>3131 Fernbrook Lane, Suite 210<br>Plymouth,MN 55447 | SAME | Map 160<br>Parcel 56 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert K. Zelle (the "Grantor"), does hereby bargain, sell, transfer and convey unto National Lodging Companies, Inc., a Minnesota corporation (the "Grantee") its successors and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This conveyance is subject to (1) 1995 property taxes which are being prorated and assumed by Grantee, (2) Restrictive Covenants of record in Deed Book 9528, page 415, Register's Office for Davidson County, Tennessee, (3) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5746, page 877, said Register's Office, (4) Drainage Facility and Temporary Construction Easement granted the State of Tennesseby deed from Robert K. Zelle and wife Anne H. Zelleof record in Book 9618, page 423, said Register's Office, (6) any and all matters shown on survey dated January 12, 1995 by Thomas, Miller & Partners, (7) any and all matters shown on the plat of record in Plat Book 7900, Page 900 said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said National Lodging Companies, Inc., its successors and assigns, forever.

AND Robert K. Zelle does covenant with the said National Lodging Companies, Inc. that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND Robert K. Zelle does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said National Lodging Companies,Inc., its successors and assigns against the lawful claims of all persons whomsoever other than matters to which the conveyance is made subject.

Anne H. Zelle, wife of Robert K. Zelle, joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 9th day of May, 1995.

BY: _____
ROBERT K. ZELLE

_____
ANNE H. ZELLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kim L. Wilson of the state and county mentioned, personally appeared ROBERT K. ZELLE and wife Anne H. Zelle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of May, 1995.

_____
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 1997.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $575,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 1-20, 1996.

EXHIBIT "A"



Land lying in the 32nd Councilmanic District of Davidson County, Tennessee and being more particulary described as follows:

Beginning at an iron rod in the northernly right-of-way of Franklin Pike Circle, said point being the southeasterly corner of the property described herein;

Thence with said right-of-way the following calls;

North 83 deg. 49' 58" West 248.85 feet to a concrete monument;

Thence North 45 deg. 16' 40" West 89.67 feet to a concrete mounment;

Thence North 00 deg. 18' 53" West 93.32 feet to a concrete monument;

Thence North 26 deg. 06' 04" East 70.00 feet to a point;

Thence North 40 deg. 42' 48" East 133.68 feet to an iron rod;

Thence leaving said right-of-way and with the southerly line of James E. Brown of record in Deed Book 5772, page 645, Register's Office for Davidson County, Tennessee, South 76 deg. 39' 37" East 226.72 feet to an iron rod;

Thence with the westerly line of Nashville Lodge No. 72 as recorded in Deed Book 4498, page 118, Register's Office for Davidson County, Tennessee, South 05 deg. 13' 24" West 296.26 feet to the point of beginning, containing 2.12 +\- acres, more or less, according to survey of Jimmy W. Springer, Tennessee Registered Land Surveyor No. 825, dated September 13, 1984.

Being the same property conveyed to Robert K. Zelle by deed from Bobby Deal and wife, Darcy G. Deal of record in Book 6530, page 377, Register's Office of Davidson County, Tennessee.

**INCLUDED in the above described tract, but specifically EXCLUDED THEREFROM is the following property to be conveyed to the State of Tennessee, described as follows:**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A" (continued...)



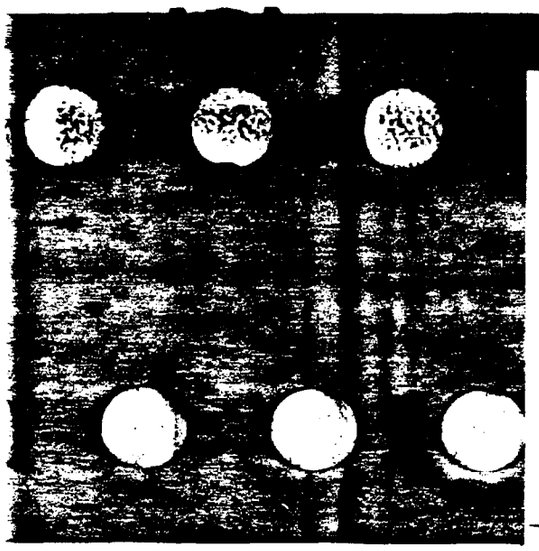
Beginning at the point of intersection of the existing north margin of Franklin Pike Circle and the west boundary of the Nashville Lodge 72 B. P. O. E. property; thence with said north margin westwardly 240 feet more or less; northwestwardly 91 feet more or less, northwardly 93 feet more or less, northeastwardly 71 feet more or less, and eastwardly 70 feet more or less to a point which is 28.97 feet right of Franklin Pike Circle centerline station 40+00; thence South 47 degrees 35 minutes 38 seconds East 6.03 feet; thence South 42 degrees 24 minutes 22 seconds West 17.50 feet; thence with a curve left having a radius of 155.0 feet southwardly 338.613 feet; thence South 82 degrees 45 minutes 44 seconds East 138 feet more or less to a point in the west boundary of the Nashville Lodge 72 B. P. O. E. property; thence with said west boundary southwardly 6 feet more or less to the point of beginning and containing 9,699 square feet and being part of the same property conveyed to Robert K. Zelle by Bobby Deal as of record in Book 6530, page 377, Register's Office for Davidson County, Tennessee.

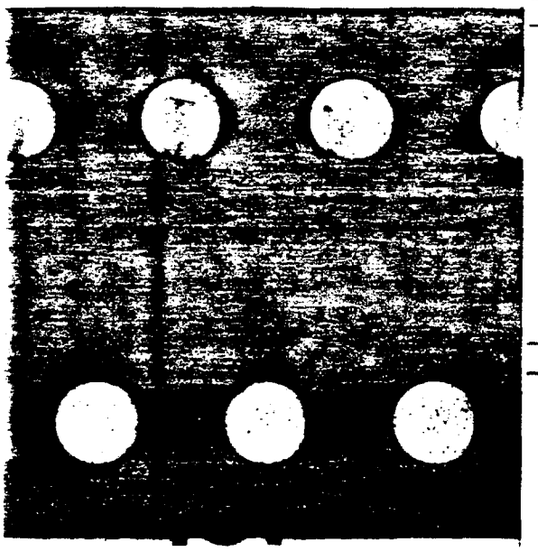
006174S
IDENTIF. ↑ REFERENCE

95 MAY 17 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2078 05/17 0101 03CHECK 2144.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9674 PG 661

| | | |
|---|---|---|
| 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 | |
| | | | | 575000.00 |
| | | | CON TX | 2127.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | TOTAL | 2144.50 |
| | | | CHECK | 2144.50 |
| 05/17/95 | 01 | | 15:51 0001 | 2078 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0061745
IDENTIF. ↑ REFERENCE

95 MAY 17 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 911437