File #953590 dc

Grantee's Address	Mail Tax Bills To	Map Parcel No.
Crossings II, LLC, A Tennessee Limited Liability Company P.O. Box 21885 125 Lee Parkway Chattanooga, TN 37421	Same	163-367

BOOK 9853 PG 1

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged: **CROSSINGS HOSPITALITY, LLC, A Tennessee Limited Liability Company,** does hereby transfer, and convey and forever quitclaim unto: **CROSSINGS II, LLC, A Tennessee Limited Liability Company,** all its right, title and interest in the following described real estate in the Twenty-ninth Councilmanic District of Davidson County, Tennessee:

Lot Three-B (3-B), Resubdivision of Lot Three (3), Section One (1), The Crossings at Hickory Hollow, as shown by plat recorded in Plat Book 9700, page 34, in the Register's Office of Davidson County, Tennessee.

The legal description used in this deed was taken from the last deed of record.

Last recorded Deed and prior title in Book 9808, page 122, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

Restrictions as contained in Book 5125, page 769, as amended in Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6011, page 163 and Book 6095, page 948, as amended by Agreement concerning said restrictions in Book 6321, page 311, said Register's Office.

Easements given to Metropolitan Government of Nashville and Davidson County through the Electric Power Board recorded in Book 6025, page 813, said Register's Office, for overhead power line with right to enter and right to clear, etc., as more particularly described in said instrument, as to the south 25 feet.

Declaration of Easements and Restrictive Covenants of record in Book 9296, page 761, as amended by instrument of record in Book 9808, page 104, said Register's Office.

Sign Easement Agreement of record in Book 9808, page 111, said Register's Office.

Declaration of Restrictive Covenants (Re:Hotels) of record in Book 9808, page 118, said Register's Office.

PREPARED BY
JAMES P. SARTAIN, JR.
ATTORNEY AT LAW
717 GEORGIA AVE.
CHATT., TN 37402

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Sign Easement as shown by dotted lines, or as specified in Plat Book 9700, page 34, said Register's Office.

Twenty (20) foot Landscape and Utility Easement as shown by dotted lines, or as specified in Plat Book 9700, page 34, said Register's Office.

Ten (10) foot Building setback line as shown by dotted lines, or as specified in Plat Book 9700, page 34, said Register's Office.

Eight (8) inch Sewer Line Easement as shown by dotted lines, or as specified in Plat Book 9700, page 34, said Register's Office.

Conditions, restrictions, reservations, limitations, easements, etc., as set out in Plat Book 9700, page 34, said Register's Office.

Taxes for the year of 1995 are to be prorated between the Grantor and the Grantee of even date herewith.

Executed this the 1 day of Nov., 1995

CROSSINGS HOSPITALITY, LLC, A Tennessee Limited Liability Company
By: C B Harbour III

C. B. HARBOUR, III

STATE OF TENNESSEE
COUNTY OF HAMILTON

BOOK 9853 PG 2

BEFORE me SUSAN TERRELL a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared C. B. Harbour, III, to me known (or proved to be on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and who upon oath acknowledged himself to be the Chief Manager of Crossings Hospitality, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal at Office in said State and County on this the 1st day of Nov, 1995.

Susan Terrell
NOTARY PUBLIC

My Commission Expires: 6/17/98

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN TERRELL

STATE OF TENNESSEE
COUNTY OF HAMILTON

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under TCA Code Section 67-4102, Item (s), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ ZERO , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn ~~to~~ and subscribed before me this 1 day of Nov, 1998.

NOTARY PUBLIC

My Commission Expires: 6/17/98

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN HELL

BOOK 9853 PG 3