BOOK 4713 PAGE 1(1)

STATE OF SOUTH DAKOTA)
)
COUNTY OF BROWN)

BOOK 10289 PG 180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.

45th RCP.

Frank J. Gould

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF DECEMBER, 1996.

Joyce E Wagner

Notary Public

JOYCE E WAGNER
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

MY COMMISSION EXPIRES: 5/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

William A. Bowen, Attorney at Law, 506 South Wilson Street, Aberdeen, SD 57401, (605) 226-1400.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Numbers
R & J Corporation 437 Deerwood Drive Lexington, TN 38351	R & J Corporation 437 Deerwood Drive Lexington, TN 38351	91-14-121 12W 08100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NASHVILLE WEST SUPER 8 MOTEL JOINT VENTURE HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO R & J CORPORATION HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 The Quarters, as shown on plat of record in Plat Book 6200, Page 384 in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee formerly the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING with a point in the southerly right of way margin of Service (frontage) Road running along the southerly side of Interstate 40, the northeast corner of the First Citizens National Bank, Trustee, property, Book 6407, page 73, and the northwest corner of the herein described property; thence with the said margin of the Service Road N 50 deg. 28' E 285.60 feet to a point; thence leaving said margin N 73 deg. 54' 50" E 121.90 feet to a point; thence S 19 deg. 37' 01" W 339.10 feet to a point; thence S 73 deg. 45' 54" W 83.0 feet to a point; thence N 17 deg. 37' 22" W 35.0 feet to a point; thence S 73 deg. 42' 08" W 47.0 feet to a point; thence N 39 deg. 32' W 138.46 feet to the point of beginning, containing 1.30 acres more or less.

3.3/25 GTK

BEING the property conveyed to Nashville West Super 8 Motel Joint Venture by Warranty Deed from Richard L. Russell and wife, Linda Sue Russell and David G. Morgan and wife, Phyllis Morgan, hereinafter called Grantor, of record in Book 7846, page 15, Register's Office for Davidson County, Tennessee.

BOOK 10289 PG 181

THIS PROPERTY IS CONVEYED SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF THE QUARTERS, PLAT BOOK 6200, PAGE 384, INCLUDING BUT NOT LIMITED TO THE NONEXCLUSIVE 30 FOOT INGRESS/EGRESS EASEMENT SHOWN THEREON. HOWEVER, THE GRANTORS HEREIN ARE CONVEYING THEIR INTEREST IN SAID 30' EASEMENT. THIS IS IMPROVED PROPERTY KNOWN AS 412 ROBERTSON AVENUE, NASHVILLE, TENNESSEE 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

NASHVILLE WEST SUPER 8 MOTEL JOINT VENTURE

By _____
Its AUTHORIZED REP.

STATE OF SOUTH DAKOTA
COUNTY OF BROWN

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frank J. Gould, authorized representative of the Joint Venture Grantor, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Notarial Seal)

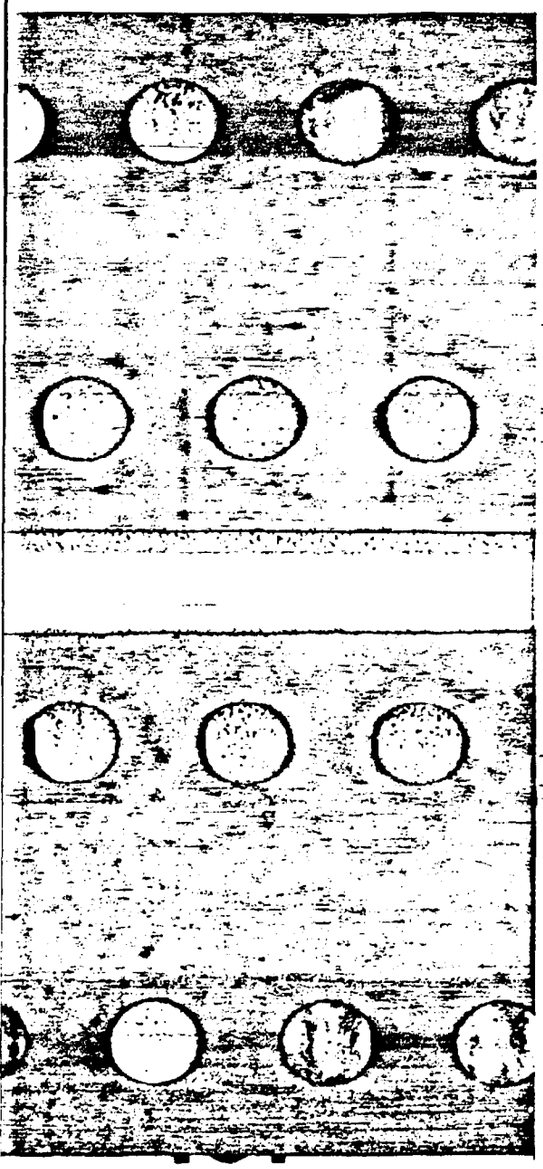
JOYCE E WAGNER
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA
My commission expires 5-23-2000

Notary Public, South Dakota
My Commission Expires: 5/23/2000

0255386
IDENTIF. # REFERENCE

2000 DEC 12 PM 1:11
DAVIDSON COUNTY REGISTER

5174 12/12/2000 03CHECK 8149.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10289 PG 182

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
				2200000.00
				CON TX 8140.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 8149.00
				CHECK 8149.00
			12/12/96	01 16:11 0001 5174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255386
IDENTIFICATION REFERENCE

96 DEC 12 PM 4:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1097797