Map/Parcel No.: 071-06-0 006.00

Actual Consideration or value, whichever is greater, for this transfer is $207,560.00

BOOK 10445 PG 272

Send tax bills to:
Jack D. Johnson
6020 Landmark Place
Brentwood, Tennessee 37027

L L Logan
AFFIANT
Subscribed and sworn to me, this the 7th day of April, 1997.

Jane E Harris
Notary Public

JANE E. HARRIS
NOTARY PUBLIC
State of Texas
Comm Exp. 10-10-2000

LIMITED WARRANTY DEED

THIS IS A DEED dated April 7, 1997, effective April 7, 1997, by SHELL OIL COMPANY, a Delaware corporation, with offices at 777 Walker St., TSP1100, Houston, Texas 77002, (herein called "Grantor") to Jack D. Johnson and Edith H. Johnson, 6020 Landmark Place, Brentwood, Tennessee 37027 (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants, bargains, sells and conveys to Grantee the following described Premises situated at 301 West Trinity, Nashville, County of Davidson, Tennessee:

SEE ATTACHED EXHIBIT A FOR DESCRIPTION

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Premises would show.

GRANTEE covenants, as part of the consideration for this conveyance, that, during the period of twenty-five (25) years after the date of this Deed, no petroleum products for motor vehicles shall be advertised, stored, sold or distributed on the Premises hereby conveyed or any part thereof. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the current tax year, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claims of all persons claiming, by through, or under Grantor.

BOOK 10445 PG 273

EXECUTED by Grantor as of the date first herein specified.

SHELL OIL COMPANY

By L L Logan
L. L. Logan
Manager, Real Estate Coordination
Shell Oil Products Company
as Agent for Shell Oil Company

STATE OF TEXAS

COUNTY OF HARRIS

The within and foregoing instrument was acknowledged before me this 7th day of April, 1997, by L. L. Logan, Manager, Real Estate Coordination, Shell Oil Products Company as
Agent for Shell Oil Company, a Delaware corporation, on behalf of corporation.

Witness my hand and official seal.

My commission expires:

Jane E. Harris
NOTARY PUBLIC

JANE E. HARRIS
NOTARY PUBLIC
State of Texas
Comm. Exp 10-10-2000

This instrument was prepared by Jane E. Harris, 777 Walker St., TSP1192, Houston, Texas 77002

EXHIBIT "A"

TRACT NO. ONE: Land in Davidson County, Tennessee, being part of Lot 32 on the Plan of E.C. Scruggs Second Avondale Addition of record in Book 161, page 60, as amended in Book 4460, page 170, Register's Office for said County, described according to a survey made by Hart, Freeland & Roberts, Inc., dated 9-21-70, as follows:

Beginning on the westerly margin of Hampton Street at the northeast corner of lot No. 32; thence with the northerly line of said lot 32 westerly 140 feet to a point; thence southerly 44.0 feet to the northerly margin of Trinity Lane; thence with the northerly margin of said lane north 89 deg. 30' east 40.0 feet to a concrete monument; thence continuing with the northerly margin of said Lane north 79 deg. 53' 30" east 60.9 feet to a point; thence continuing with the northerly margin of said Lane north 88 deg. 22' 48" east 37.91 feet to a point in the westerly margin of Hampton Street; thence with the westerly margin of Hampton Street northerly 75.5 feet to the point of beginning.

Being the same property conveyed to Shell Oil Company, a Delaware corporation, by Warranty Deed from Carrie Mae Wood, a widow, of record in Book 4473, page 574, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35, part of a 12 foot alley and part of Lot 43, on the plan of E.C. Scruggs Second Avondale Addition of Record in Book 161, page 60, as amended in Book 4460, page 170, Register's Office, for Davidson County, as follows:

Beginning on the westerly margin of Hampton Street at the Northeast corner of Lot No. 32 on said Plan; thence with the Westerly margin of Hampton Street North 16 deg. 20' West 150 feet to a concrete monument; thence South 76 deg. 08' 18" West 191.45 feet to an iron pin; thence South 5 deg. 12' 06" West 33.77 feet to an iron pin; thence North 86 deg. 37' East 58.6 feet to an iron pin; thence North 77 deg. 37' East 6.0 feet to an iron pin; thence South 12 deg. 23' East 57.2 feet to an iron pin; thence South 77 deg. 37' West 6.0 feet to an iron pin; thence South 1 deg. 48' 21" West 97.77 feet6 to an iron pin in the Northerly margin of Trinity Lane; thence with the northerly margin of said Lane North 89 deg. 30' East 40.86 feet; thence Northerly 44.0 feet to a point; thence Easterly 140 feet to the point of beginning.

Being the same property conveyed to Shell Oil Company, a Delaware corporation,by Warranty Deed from L.H. Jordan, Trustee, and L.H. Jordan and wife, Marie G. Jordan, individually, of record in Book 4473, page 576, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE TRACT NO. 2 BUT EXPRESSLY EXCLUDED FROM MAP 071-06, PARCEL 006, WHICH IS THE PROPERTY OWNED BY SHELL OIL COMPANY AND THE PROPERTY WHICH IS THE SUBJECT OF THE HEREIN COMMITMENT ARE THE FOLLOWING TWO TRACTS OF LAND:

TRACT NO. 1: BEING part of a 12 foot alley and part of lot 43 on the Plan of E.C. Scruggs Second Avondale Addition, of record in Book 161, page 60, as amended in Book 4460, page 170, Register's Office, for Davidson County, Tennessee and further described as follows:

Beginning at the intersection of the westerly margin of Hampton Street and the northerly margin of Trinity Lane, thence with the northerly margin of said Trinity Lane South 88 deg. 22' 48" West 37.91 feet to a point; thence South 79 deg. 53' 30" West 60.9 feet to a concrete monument; thence South 89 deg. 30' West 80.86 feet to an iron pin; thence North 1 deg. 48' 21" West 3.12 feet to the true point of beginning of the subject parcel to be conveyed; thence North 1 deg. 48' 21" West 94.65 feet to an iron pin; thence North 77 deg. 37' East 6.0 feet to an iron pin; thence North 12 deg. 23' West 57.2 feet to an iron pin;

thence South 85 deg. 29' East 11.44 feet to an iron pin; thence South 1 deg. 56' East 54.97 feet to an iron pin; thence South 2 deg. 19' West 96.01 feet to an iron pin and the true point of beginning.

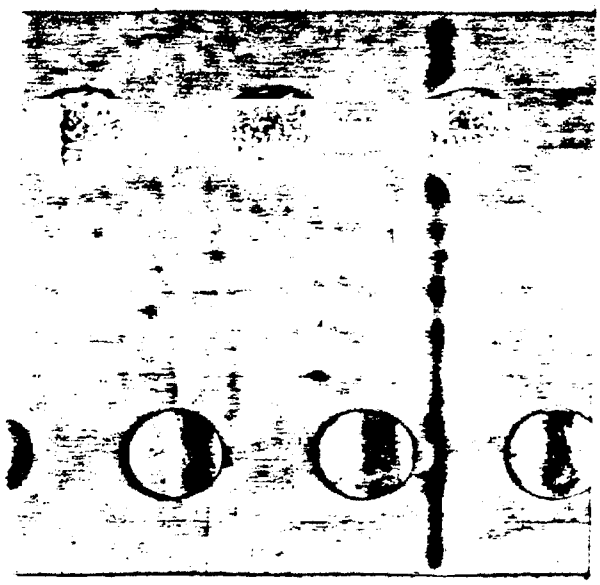
BEING the same property conveyed to C.E. Riat and wife, Mary Elizabeth Riat, by Deed from Shell Oil Company, of record in Book 4656, page 678, Register's Office for Davidson County, Tennessee.

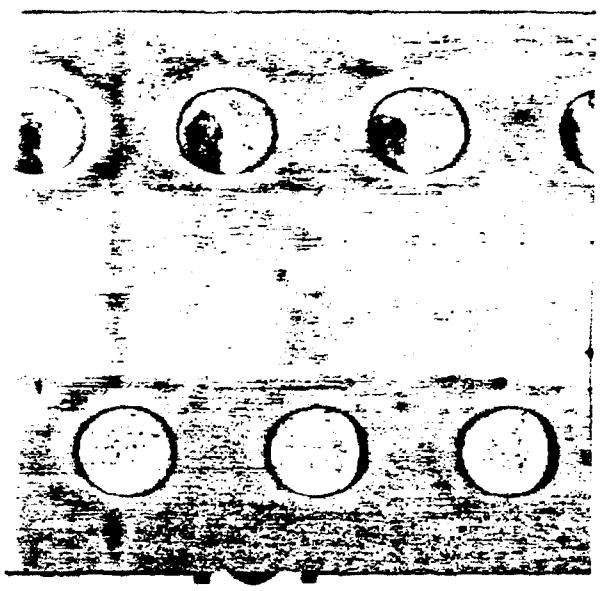
TRACT NO. 2: Land in Davidson County, Tennessee, being part of Lot No. 35 on the Plan of E.C. Riat Second Avondale Addition, of record in Book 161, page 60, as amended in Book 4460, page 170, Register's Office for said County, also being the northern portion of the Shell Oil Property as of record in Book 4473, page 576, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a concrete monument in the westerly margin of Hampton Street, said monument being 225.5 feet north of the north margin of Trinity Lane as measured along the westerly margin of Hampton Street; thence, along the westerly margin of Hampton Street S. 16 degrees 20 minutes E, a distance of 35.0 feet to a point; thence, leaving the margin of Hampton Street S 84 degrees 58 minutes 20 seconds W, a distance of 196.93 feet to a point; thence N 5 degrees 12 minutes 6 seconds E, a distance of 5.0 feet to an iron pin in the northerly margin of the Shell Oil Property; thence, along the northerly margin of the Shell Oil Property N 76 degrees 08 minutes 18 seconds E, a distance of 191.45 feet to the point of beginning.

Being a portion of the same property conveyed to Drury Inns, Incorporated, a Missouri corporation, by Deed from Shell Oil Company, a Delaware corporation, of record in Book 4983, page 499, Register's Office for Davidson County, Tennessee

030221.17
IDENTIF. ↑ REFERENCE
97 MAY -7 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
8062 05/07 0101 03CHECK 784.98





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

RECEIVED OF _____

FOR _____

BOOK 10445 PG 276

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 207560.00
CDN TX 767.98
PRFEE 1.00
WDEED 16.00
TOTAL 784.98
CHECK 784.98

05/07/97 01 08:37 0001 8062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03022117
IDENTIF. ↑ REFERENCE

17 MAY -7 AM 8:35
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1148122