BOOK 10588 PG 124

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Salvador Ramirez, Carlos Hernandez and Lourdes M. Chavez 1111 Bell Road Antioch, TN 37013	Same	Part of Map 163 Parcel 199

This instrument prepared by: DAVID B. GRAY
Combos Hix & Gray, P.C., 315 Deaderick Street, Suite 1100, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Suman B. Patel** and wife, **Sharda Patel** (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to **Salvador Ramirez, Carlos Hernandez and Lourdes M. Chavez** (collectively the "Grantee"), each as one-third tenants in common, and their respective heirs and assigns, certain land in Davidson County, Tennessee, together with all improvements and fixtures thereon, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Grantor specifically reserves to itself the right to continue to access, use, and maintain the existing signage located on the Property, including without limitation, the use of the existing signpost to place two motel, inn or hotel signs and the use of the small sign at the entranceway to the Property, which reservation of rights shall inure to the benefit of Grantor, its heirs and assigns and shall be a covenant running with the Property.

3. All matters as shown on the Plan of record in Book 4595, page 118, revised in Book 7900, page 59, Book 8250, page 663 and Book 8250, page 787, Register's Office for Davidson County. Tennessee.

4. Easement for the right of way of Bell Road and Cane Ridge Road as set out in Book 4595, page 118, said Register's Office.

5. Temporary Grading and Landscape Easement as set out in Book 7689, page 63, Register's Office for said County.

6. Deed for right-of-way conveyed to the State of Tennessee as set out in Book 7842, page 906, Register's Office for said County.

7. Thirty foot ingress and egress easement as set out in Book 8028, page 944, and Book 8116, page 828, Register's Office for said County.

8. Financing Statement executed by Suman B. Patel in favor of Tennessee Valley Authority of record in Book 8137, page 149, said Register's Office.

9. Financing Statement executed by Suman B. Patel and Sharda Patel, d/b/a/ Scottish Inn in favor of Phoenix Leasing Incorporated of record in Book 9084, page 595, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

Grantee covenants to Grantor that the Property shall be maintained in a neat and respectable manner in good repair with an appearance consistent with the standard and customary appearance of other retail commercial properties in the vicinity. This covenant shall inure to the benefit of Grantor, its heirs and assigns and shall run with the Property. Grantor likewise covenants to Grantee that the adjoining real property known as Lot 2 of the Scottish Inns Resubdivision of Lot 1, Nashville, Tennessee, of record in Book 8250, page 787, Register's Office for Davidson County, Tennessee, shall be maintained in a neat and respectable manner in good repair with an appearance consistent with the standard and customary appearance of other retail commercial properties in the vicinity. This covenant shall inure to the benefit of Grantee, their respective heirs and assigns, and shall run with said Lot 2.

This is improved property, known as 1111 Bell Road, Antioch, Tennessee 37013.

EXECUTED this 29th day of August, 1997.

Suman B. Patel
SUMAN B. PATEL, Grantor

Sharda S. Patel
SHARDA PATEL, Grantor

Salvador Ramirez
SALVADOR RAMIREZ, Grantee

Carlos Hernandez
CARLOS HERNANDEZ, Grantee

Lourdes M. Chavez
LOURDES M. CHAVEZ, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Suman B. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 29th day of August, 1997.

DAVID R. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/2000

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sharda Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 29th day of August, 1997.

Notary Public

My Commission Expires: 3/25/2000

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Salvador Ramirez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 29th day of August, 1997.

Notary Public

My Commission Expires: 3/25/2000

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Carlos Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 29th day of August, 1997.

Notary Public

My Commission Expires: 3/25/2000

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

Personally appeared before me, a Notary Public, Lourdes M. Chavez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 29th day of August, 1997.

Notary Public

My Commission Expires: 3/25/2000

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

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EXHIBIT A

Being Lot 1 of the Scottish Inns Resubdivision of Lot 1, Nashville, Tennessee, of record in Book 8250, page 787, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Suman B. Patel and wife, Sharda Patel, by deed of record in Book 8116, page 824, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of August, 1997.

NOTARY PUBLIC

My Commission Expires:

3/25/2000

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires MAR. 25, 2000

cmm.wd

031,3089

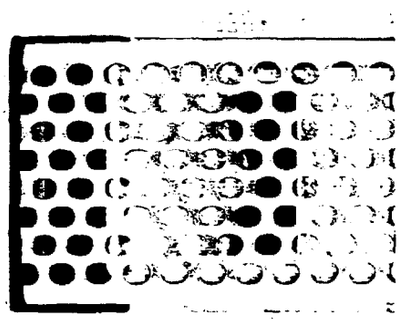
IDENTIFICATION REFERENCE

97 AUG 29 PM 3:44

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2841 08/29 0101 03CHECK 3162.00



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

RECEIVED OF _____

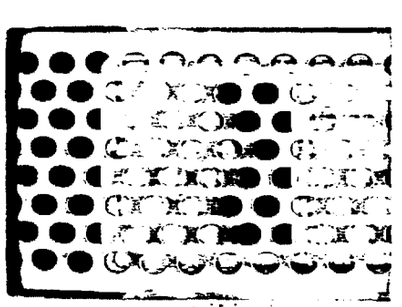
FOR _____

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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
			CANT	
				850000.00
			CON TX	3145.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	3162.00
			CHECK	3162.00
08/29/97	01		15:45 0001	2841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343089
IDENTIFICATION REFERENCE

97 AUG 29 PM 3:44

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

No. 1192339