BOOK 10720 PG 760

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucky Louie, LLC 2603 Elm Hill Pike Nashville, Tennessee 37214		MAP: 95-7 PAR: 141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $559,797.00.

M. H. Chamberlain, President
Affidavit

SUBSCRIBED AND SWORN to before me this 12 day of ~~November~~ December, 1997.

Notary Public
My Commission Expires: 5/30/99

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SIGNATURE INNS, INC., an Indiana corporation, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto LUCKY LOUIE, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee", that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for 1997, a lien presently due and payable but not delinquent until March 1, 1998, which taxes have been prorated and collected for payment as of the date hereof;

2. Lien for any unpaid assessment for public improvements payable in respect of the property herein conveyed;

3. Applicable zoning, building, land use and other governmental laws, ordinances, rules, restrictions and regulations;

4. Rights of the public, the State of Tennessee and any political subdivision of the State of Tennessee, including, without limitation, counties and municipalities, in and to that part of the property herein conveyed taken or used for highways, streets, rights-of-way and related purpose;

5. Maintenance Agreement of record in Book 6069, page 371, Register's Office for Davidson County, Tennessee;

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, amended in Book 6363, page 442, Register's Offfice for Davidson County, Tennessee;

7. Restrictions contained in Instrument of record in Book 7134, page 440, modified in Book 7766, page 652, Register's Office for Davidson County, Tennessee;

8. Matters as shown on the Plan of record in Plat Book 9700, page 508, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 11th day of December, 1997, the corporate party having executed this instrument by its duly authorized representative.

SIGNATURE INNS, INC.

By: _____
Mark D. Carney
Title: Senior Vice President

STATE OF INDIANA)
COUNTY OF MARION)

Before me, Notary Public of the State and County aforesaid, personally appeared Mark D. Carney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of SIGNATURE INNS, INC., the within named bargainor, a corporation, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand and seal, in Indianapolis, Indiana, this 11th day of December, 1997.

_____
NOTARY PUBLIC

My Commission Expires:

9/10/2000

EXHIBIT "A"

Legal Description

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located near the northerly terminus of Atrium Way, being Lot Number 3 as shown on the plan of Resubdivision of Lot 3, Reflections Executive Office Park, as of record in Book 9700, Page 508, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Atrium Way, said point being the northwesterly corner of Lot No. 2, as shown on the plan of Resubdivision of Lot No. 1, Reflections Executive Office Park as of Record in Book 6900, Page 21, R.O.D.C.;

THENCE, with said right-of-way line with a curve to the left 414.90 feet to a point, said curve having a central angle of 09° 46′ 58", a radius of 2430.00 feet, a tangent of 207.95 feet, and a chord of N 12° 08′ 25" E, 414.39 feet;

THENCE, leaving said right-of-way line with a southerly line of Lot No. 4, as shown on the previously mentioned plan of Resubdivision Lot 3, S 84° 21′ 41" E, 238.51 feet to a point in the westerly line of the Henry C. Hill property as of Record in Book 2706, Page 447, R.O.D.C.;

THENCE, with said line S 04° 23′ 19" W, 167.78 feet to a point.;

THENCE, with the westerly line of property conveyed to The Christian Believers Fellowship by deeds of Record in Book 5562, Page 576, and Book 8068, Page 180, R.O.D.C., and a portion of the westerly line of property conveyed to Richard N. Elliot by deed of Record in Book 3499, Page 59, R.O.D.C., S 05° 36′ 55" W, 321.61 feet to a point;

THENCE, leaving the westerly line of said Elliot property with the northerly line of the previously mentioned Lot No. 2, N 69° 20′ 19" W, 299.46 feet to the point of beginning.

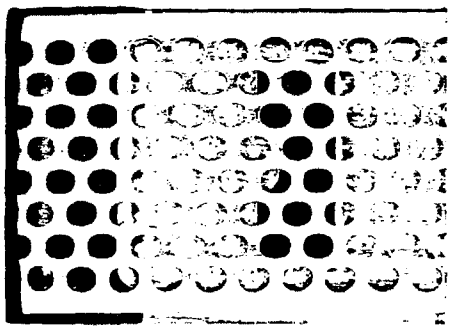
Containing 117,852 square feet or 2.71 acres more less.

This description was prepared by Barge, Waggoner, Sumner and Cannon, Inc., William C. Watson, RLS Tennessee License No. 1487, dated October 7, 1997, 162 Third Avenue North, Nashville, Tennessee 37201.

Being a part of the same property conveyed to Signature Inns, Inc. by Warranty Deed of record in Book 7567, page 588, Register's Office for Davidson County, Tennessee.

0380047
IDENTIFICATION REFERENCE
97 DEC 15 PM 1:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1089 12/15 0101 03CHECK 2084-25

G:\USERS\JVC\CHAMBERL\LUCKY.DEE\12-11-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

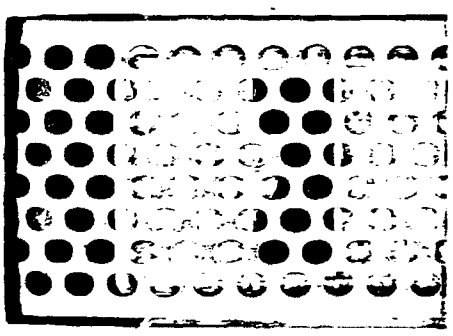
FOR _____

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
559797.00
CON TX 2071.25
PRFEE 1.00
WDEED 12.00
TOTAL 2084.25
CHECK 2084.25
12/15/97 01 13:52 0001 1089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0380047
IDENTIFICATION REFERENCE

97 DEC 15 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10720 PG 763

No. 1231850