41

BK/10779/PG884

SPECIAL WARRANTY DEED

FROM: HEW Corporation,
Grantor

TO: DUTT, LLC, Grantee

This instrument was prepared by:
Robert C. Goodrich, Jr.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
DUTT, LLC 97 Wallace Road Nashville, TN 37211	(New Owner)	134-196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION NINE HUNDRED THOUSAND AND NO/100 Dollars ($1,900,000.00).

Suman B. Patel
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of January, 1998.

Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

FOR AND IN CONSIDERATION OF the sum of ONE MILLION NINE HUNDRED THOUSAND AND NO/100 Dollars ($1,900,000.00), the receipt and sufficiency of which are hereby acknowledged, HEW Corporation, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto DUTT, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as Econo Lodge Motel, 97 Wallace Road, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness its hand this 30th day of January, 1998.

HEW CORPORATION, a Tennessee corporation

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth J. Babbar, a Notary Public of said County and State, personally appeared John D. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be Pres. (or other officer authorized to execute the instrument) of HEW CORPORATION, the within named bargainor, a corporation, and that he as such Pres executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by his self as Pres.

Witness my hand and seal, at Office in Nashville, this 30th day of ~~February~~ January, 1998.

Elizabeth J. Babbar
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

EXHIBIT A

Property Description

Land in the 5th Civil District of Davidson County, Tennessee being a part of Lot No. 1 of Century Center Park, of record in Plan Book 4675, page 31, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Engineers-Planners, File NO. 5306, dated October 19, 1973, as follows:

BEGINNING, at a point in the easterly margin of Wallace Road, said point being in the easterly line of a 5 foot right-of-way dedication depicted on the plan of Century Center Park above cited, and being 227.95 feet from the southerly margin of Harding Place, as measured along said easterly margin of Wallace Road; thence north 71° 03' 50" east 118.83 feet to an iron pin; thence south 69° 42' 39" east 287 feet to an iron pin; thence north 52° 33' 46" east a distance of 208.75 feet to an iron pin; thence south 69° 42' 39" east a distance of 59.43 feet to an iron pin in the southwesterly margin of the right-of-way for Interstate Highway I-24; thence, continuing with said margin of Interstate Highway I-24, south 26° 47' 30" east 126.94 feet to an iron pin; thence, leaving the said margin of Interstate Highway I-24 south 52° 33' 46" west a distance of 273.49 feet to an iron pin; thence, north 84° 25' 56" west a distance of 462.23 feet to an iron pin in the easterly margin of Wallace Road; thence continuing with said margin of Wallace Road north 05° 05' 55" east 190.14 feet to an iron pin, being the point of beginning, containing 3.0 acres more or less.

Being the same property conveyed to HEW Corporation, by Quitclaim Deed from Wallace Road, Inc., of record in Book 5121, page 948, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. Taxes for 1997, a lien now due and payable.

2. Taxes for 1998, a lien not yet due and payable.

3. All matters shown on the Plan of record in Book 4675, page 97, Register's Office for Davidson County, Tennessee.

4. Sewer easement of record in Book 3313, page 180, said Register's Office.

5. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from HEW Inc. to The Lamar Corporation, of record in Book 6947, page 112, said Register's Office. Grantor assigned all of its right, title and interest under the Lease to Grantee by virtue of an Assignment of Lease of even date herewith.

6. Unrecorded Lease Agreement by and between DUTT, LLC and Johnny Walker Tours, Inc. of even date herewith.

7. All matters shown on the survey prepared by Phillip E. Holmes, Jr., Tennessee RLS No. 1728, of Volunteer Surveying, 3429 Towneship Road, Nashville, TN 37013.

0396623
IDENTIF. & REFERENCE
FEB-3 PM 12:53
9030 02/03 0101 03CHECK 7047.00

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

RECEIVED OF _____

FOR _____

RM 10779 888

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
1900000.00
CON TX 7030.00
PRFEE 1.00
WDEED 16.00
TOTAL 7047.00
CHECK 7047.00
02/03/98 01 12-SE 0001 9030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396623
IDENTIF. ↑ REFERENCE

98 FEB -3 PM 12:54

REGISTER
DAVIDSON CO. TN.

No. 1249593