#49

BOOK 1093 PG 54

State of ~~Tennessee~~ AZ
County of MARICOPA

The actual consideration or value, whichever is greater, for this transaction is $ 615,000.00

Mary Martinez
Affiant

Subscribed and Sworn to before me, this the 21 day of MAY, 1998

Notary Public

Commission Expires: 12/13/2000

OFFICIAL SEAL
COLLEEN CONLEY
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 13, 2000

Taco Bell no. 9435

THIS INSTRUMENT WAS PREPARED BY: Landamerica National Services
40 E. Mitchell Drive, Suite 100
Phoenix, AZ 85012

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| American Hospitality Corp.<br>761 Old Hickory Blvd., Suite 400<br>Brentwood, TN 37027 | American Hospitality Corp.<br>761 Old Hickory Blvd.<br>Suite 400<br>Brentwood, TN. 37027 | 106-81 |

98-10992

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

**TACO BELL CORP., a California corporation**

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AMERICAN HOSPITALITY CORPORATION, Tennessee 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

THIS IS ( ✓ ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 990 Murfreeboro, Nashville, TN

6246 06/04 0101 03CHECK 2284-50

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenants and bind ourselves, our heirs 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 claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

WITNESS, this 21 day of May, 1998.

Reviewed by:
D. ERRINGTON
Date 5-11-98

TACO BELL CORP., a California corporation

BY: Melissa Lora

ITS: MELISSA LORA
VICE PRESIDENT

STATE OF California )
COUNTY OF Orange ) ss

Personally appeared before me Sharon Key, a Notary Public in and for said County and State aforesaid, personally appeared Melissa Lora, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Vice President of TACO BELL CORP., a corporation, and that as such Melissa Lora, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Irvine CA on this 11Th day of May, 1998.

Commission expires: NOV. 6, 2001

Sharon Key
Notary Public

SHARON KEY
Commission # 1160711
Notary Public - California
Orange County
My Comm. Expires Nov 6, 2001

0446313
IDENTIF. & REFERENCE
98 JUN -4 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

# EXHIBIT "A"
# LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Taco Bell Subdivision No. Four, as shown on plat of record in Plat Book 8250, page 218, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Taco Bell Corp., by Deed of Record in Book 9024, page 661, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10963 PG 56

| | | |
|---|---|---|
| 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 | |
| | | | | 615000.00 |
| | | | CON TX | 2275.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 2284.50 |
| | | | CHECK | 2284.50 |
| 06/04/98 | 01 | | 14:02 0001 | 6246 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446313
IDENTIF. & REFERENCE

98 JUN -4 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302151