Box 44

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Instr:200001030000135 Page: 1 OF 3 REC'D FOR REC 01/03/2000 10:18:22AM RECORD FEE: $15.00 M. TAX: $0.00 T. TAX: $1480.00	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 1999. Notary Public My Commission Expires: My Commission Expires MAR. 29, 2003

Address New Owner As Follows: Send Tax Bills To: Map-Parcel Numbers:

John A. Hobbs SAME 062-00-0-154
2607 Crump Drive
Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC VALLEY INNS, INC.**, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOHN A. HOBBS** ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Opryland Inns, of record in Book 11700, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Music Valley Inns, Inc., by deed from Daniel C. Rudy and Jacob Frank Rudy, Jr. Sam L. Powers and William D. Hardison, Jr., Co-executors of the estate of Jacob Frank Rudy and William D. Hardison, Jr., Trustee, of record in Book 6000, page 44, Register's Office for Davidson County, Tennessee; and being the same property further conveyed to Music Valley Inns, Inc., by quitclaim deed from OLH, G.P., a Tennessee general partnership, of record as Instrument No. 199912090301558, Register's Office for Davidson County, Tennessee.

The subject property is improved property, located at 2425 Music Valley Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants

and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of December, 1999.

GRANTOR:

MUSIC VALLEY INNS, INC.,
a Tennessee corporation

By: Louis Anthony McRedmond
Name: Louis Anthony McRedmond
Title : President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis Anthony McRedmond, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of December, 1999.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 29, 2003

0091563.01

EXHIBIT A

Permitted Encumbrances

1. Matters shown on the Plan of record in Book 11700, page 53, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, requirements, conditions, obligations agreements and stipulations contained in the Memorandum of Lease from Music Valley Inns Inc., to Valley Market, Inc., of record in Book 7372, page 969, Register's Office for Davidson County, Tennessee.

3. Leasehold Deed of Trust, Assignment of Leases and Security Agreement executed by Valley Market, Inc., to John B. Hardcastle, Trustee, of record in book 7372, page 972, Register's Office for said County, dated October 6, 1997 to secure to Dominion Bank of Tennessee. (Said Deed of Trust affects the leasehold interest of Valley Market, Inc., only).