This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

Instr:200001310009945 Page: 1 OF 2
REC'D FOR REC 01/31/2000 3:00:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $12580.00

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Welcome Hospitality Group, Inc. 709 SPENCE LANE NASHVILLE, TENNESSEE 37217	**SAME**	**106-0-109** **106-0-110**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Ram-Tenn, Inc., a Tennessee corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto Welcome Hospitality Group, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lots No. 1 and 2 as shown on the Plan of Edward Trabue Property, of record in Book 4350, page 13, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ram-Tenn, Inc. from Marcellus G. Harsh and wife, Mary Harsh, and Alliene Harsh Jackson, a widow, by Warranty Deed of record in Book 4279, page 352, and by Installment Deed of record in Book 4279, page 354, Register's Office of Davidson County, Tennessee.

This is improved property known as 709 Spence Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 2000 real estate taxes which Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of January, 2000.

Ram-Tenn, Inc.

By: _____

Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,400,000.00.

_____ **AFFIANT**

Subscribed and sworn to before me, this 31st day of January, 2000.

_____ **NOTARY PUBLIC**

My Commission Expires:

October 1, 2002

J. McALLESTER, III • NOTARY PUBLIC AT LARGE • TENN. • WILLIAMSON CO. • MYS

STATE OF TENNESSEE)
)
COUNTY OF)

Before me, Sam J. McAllester III, of the state and county aforesaid, personally appeared J. K Edmondson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the President of Ram-Tenn, Inc., the within named bargainor, a corporation, and that he (or she) as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (or herself) as President.

WITNESS my hand and seal, at office in Nashville Tennessee, this 31st day of January, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

October 1, 2002

J. McALLESTER, III • NOTARY PUBLIC AT LARGE • TENN. • WILLIAMSON CO. • MYS

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