PICK-UP

Instr:200004110036641 Page: 1 OF 2
REC'D FOR REC 04/11/2000 3:02:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $8510.00

THIS INSTRUMENT PREPARED BY
PATEY, TEEL & MCCORMACK, P.L.C.
Attorneys at Law (CJT)
14 Weatherford Square
Jackson, Tennessee 38305

PROPERTY OWNER & ADDRESS:
CNC Hotels, Inc
2247 N. Highland
Jackson, TN 38305

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:
Same

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS $ 2,300,000.00.

Jerry D. Myers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF April, 2000.

C. Jerome Teel

COMMISSION EXPIRATION: 2-26-2002

C. JEROME TEEL JR. NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Map 91, Group 14, Parcel 121

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That R & J, Corporation, a Tennessee corporation, for and in consideration of the sum of One Hundred ($100.00) Dollars, cash in hand paid, and other good and satisfactory consideration, receipt of all of which is hereby acknowledged, has this day bargained and sold, and does hereby alien, transfer, and convey unto CNC Hotels, Incorporated, a Tennessee corporation, its successors and assigns that certain lot or parcel of real property located in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1, on the plan of the Quarters, as shown on plat of record in Plat Book 6200, page 384, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

A tract of land in the First Civil District of Metropolitan Government of Nashville and Davidson County, Tennessee formerly the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING with a point in the southerly right-of-way margin of Service (frontage) Road running along the southerly side of Interstate 40, the northeast corner of the First Citizens National Bank, Trustee, property, Book 6407, page 73, and the northwest corner of the herein described property; thence with the said margin of the Service Road North 50 degrees 28 minutes East 285.60 feet to a point; thence leaving said margin North 73 degrees 54 minutes 50 seconds East 121.90 feet to a point; thence South 19 degrees 37 minutes 01 second West 339.10 feet to a point; thence South 73 degrees 45 minutes 54 seconds West 83.0 feet to a point; thence North 17 degrees 37 minutes 22 seconds West 35.0 feet to a point; thence South 73 degrees 42 minutes 08 seconds West 47.0 feet to a point; thence North 39 degrees 32 minutes West 138.46 feet to the point of beginning, containing 1.30 acres, more or less.

TRACT II: TOGETHER with a Non-Exclusive 30 degree Ingress Egress Easement appurtenant to above described TRACT I as shown on Plat Book 6200, page 384, and as shown on Survey No. 3079-88, prepared by AA Engineers, Inc., last revised 5/10/89.

Being further identified as Map 91, Group 14, Parcel 121, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

BEING the same property conveyed to R&J, Incorporated, by deed recorded in Record Book 10289, page 183, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-described real estate, together with all easements and appurtenances thereunto belonging, unto the said CNC Incorporated, a Tennessee corporation, its successors and assigns forever.

The Grantor covenants that it is lawfully seized and possessed of the above property; that it has full right to sell and convey the same as aforesaid; that said property is free of all liens and encumbrances with the exception shown herein.

Said real property is unencumbered with the exception of the following:

1. 2000 city and county of real estate taxes which are a lien but are neither due nor payable.

2. This property is conveyed subject to all matters shown on the plat of The Quarters, Plat Book 6200, page 384, including but not limited to the nonexclusive 30 foot ingress/egress easement shown thereon. However, the Grantors herein are conveying their interest in said 30 foot easement.

With such exceptions Grantor will forever warrant and defend the title to said property unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name on this the 7th day of April, 2000.

R & J, ~~INCORPORATED~~, Corporation

By: Jashuben B. Patel
Jashaben B. Patel, President

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, a notary public in the state and county aforesaid, personally appeared Jashaben B. Patel with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of R & J, Incorporated, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 7 day of April, 2000

Notary Public

C. JEROME TEEL JR. NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

My commission expires: 2-26-2002