WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/04 10:02 4pgs
Fees:23.00 Taxes:7187.25
20040203-0012890

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,942,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: 10-14-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John J. Yoon		Map 134
(NAME)	(NAME)	
1039 Highland Circle	-new owner-	Parcel 160
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lodging Enterprises, Inc., a Kansas corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO. JOHN J. YOON and wife, SUSIE M. YOON

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:

BEING a parcel of land in Nashville, Davidson County, Tennessee, located on the northerly side of Harding Place, between Metroplex Drive and Interstate 24, being Lot No. 2, as shown on the Plan of Harding Place Park, Resubdivision, Lot No. 2, as of record in Book 4660, Page 7, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Harding Place, said pin being westerly 210.00 feet from the centerline of Metroplex Drive;

THENCE, with said northerly right-of-way line the following calls: With a curve to the left 146.33 feet to a point, said curve having a central angle of 07 deg. 00' 00", a radius of 1195.92 feet, a tangent of 73.25 feet and a chord of S 85 deg. 30'W, 146.23 feet;

N 81 deg. 11' W, 171.35 feet to a concrete monument; S 74 deg. 13' W, 263.20 feet to a concrete monument; N 78 deg. 47' W, 110.85 feet to a point;

THENCE, leaving said right-of-way line with the easterly line of property conveyed to UNI-AD, Inc. by deed of record in Book 5514, Page 670, Register's Office of Davidson County, Tennessee, and the easterly line of property

CONTINUED

unimproved ( )
This is improved (X) property, known as 350 Harding Place @ I-24, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of January, 2004

Lodging Enterprises, Inc., a Kansas corporation
BY: William C. Burgess
William C. Burgess, President

conveyed to Harding-Metroplex, Ltd., by deed of record in Book 5927, Page 435, Register's Office of Davidson County, Tennessee, N 27 deg. 27' E, 270.50 feet to a point;

THENCE, continuing with said easterly line the following calls: N 25 deg. 21' W, 99.06 feet to a point; N 03 deg. 09' E, 72.83 feet to a point; N 06 deg. 52' W, 79.94 feet to a point; N 38 deg. 31' W, 56.64 feet to a point in the southerly line of property conveyed to Johnson Concrete Products Co., Inc., by deed of record in Book 8299, Page 904, Register's Office for Davidson County, Tennessee.

THENCE, with said line and the southerly line of property conveyed to Four A, Inc., by deed of record in Book 7479, Page 926, Register's Office of Davidson County, Tennessee, S 87 deg. 47' E, 400.10 feet to a concrete monument in the westerly line of property conveyed to YMCA of Nashville and Middle Tennessee by deed of record in Book 8468, Page 571, Register's Office for Davidson County, Tennessee;

THENCE, with said line and the westerly line of property conveyed to ARBI-TEN by deed of record in Book 6735, Page 628, Register's Office of Davidson C ounty, Tennessee, S 01 deg. 00' W, 429.50 feet to an iron pin;

THENCE, with the southerly line of said ARBI-TEN property and the southerly line of property conveyed to Mert L. Sloan by deed of record in Book 6185, Page 589, Register's Office of Davidson County, Tennessee, S 89 deg. 00' E, 247.23 feet to point in the westerly line of property conveyed to Humble Oil and Refining Co., by deed of record in Book 4303, Page 113, Register's Office of Davidson County, Tennessee;

THENCE, with said westerly line S 05 deg. 15' W, 41.70 feet to the point of beginning, containing approximately 193,430 square feet, or 4.44 acres, more or less; according to a survey prepared by Barge, Waggoner, Sumner and Cannon, 162 Third Avenue, North, Nashville, Tennessee, certified by William C. Watson, Tennessee RLS No. 1487, file No. 10305.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harding Place Park, Resubdivision Lot #2, as of record in Plat Book 4660, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Legal description is from the previous deed.

BEING that same property conveyed to Lodging Enterprises, Inc., a Kansas corporation by deed from Global Housing, Inc., a Georgia corporation of record in Book 9543, page 923 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: All matters shown on plat of record in Plat Book 4660, page 7 Register's Office for Davidson County, Tennessee including but not limited to the following:

- 30 foot minimum building setback line from Harding Place
- Access Easement at the SE corner and southerly margin
- Waterline Easement along the southerly margin
- Access control fence at the SE corner
- Sorghum Branch flows through the westerly margin
- Witness line across the westerly margin
- 10 foot drainage easement along the northerly and easterly margin
- Sewer easement along the westerly, southerly & SW corner of said lot

Sanitary sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4420, page 721, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION CONTINUATION

Easement for flow of Sorghum Branch Creek along the westerly boundary of property.

Deed of Easement of record in Book 4656, page 168, said Register's Office, given by Joe Kraft and I.R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch to Jerrico Inc., a Kentucky corporation, which states that the grantor and the grantee agree to pay 1/2 each of the total expense of maintaining and repairing the easement described in said instrument.

Deed of Easement given by Joe Kraft and I.R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch to Jerrico, Inc., a Kentucky corporation, for constructing, reconstructing, maintaining and using underground utility lines and sewer pipes, of record in Book 4728, page 911, in said Register's Office.

Deed of Easement given by Joe Kraft and I.R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch to Betty M. Rosenthal for constructing, reconstructing, maintaining and using underground utility pipes, of record in Book 4735, page 123, in said Register's Office.

A portion of the subject property adjoins a controlled access area of a road, and access thereto is limited as set out in instrument of record in Book 4189, page 759, in said Register's Office.

Matters shown on the survey dated November 25, 1992, as revised December 1, 1992, by Barge, Waggoner, Sumner & Cannon, Surveyors, File #10305, including but not limited to the following matters:

-30 foot minimum building setback line from Harding Place
-20 foot sanitary sewer easement and line (with manholes) located along the southern, southwestern, southwestern and western lines of subject property
-100 year flood plain lies along and includes a portion of the western part of subject property
-10 foot public utility and drainage easement along the northernmost and eastern boundaries of subject property
-sewer and utilities easement located at the eastern most part of subject property
-15 foot utility easement (book 4735, page 123, Register's Office, Davidson County, Tennessee) located in the southeastern portion of subject property
-easement for flow of Sorghum Branch Creek along the westerly boundary of the property
-access controlled fence located along the southerly boundary line of subject property
-NES transformer located near the eastern boundary line toward the center of the property
-gas main located near the center of the western boundary line of subject property
-sewer clean-out boxes located near the south central portion of subject property;
-concrete ramp, Holiday Inn sign and curbing located at the southeastern corner of subject property encroaching onto Harding Place;
-cyclone fence along the southern portion of eastern boundary line of subject property encroaching onto the adjoining property;
-concrete retaining wall at the northwest corner of subject property encroaching onto the adjoining property;
-access easement in the southeastern corner of subject property;
-a water line located along the southerly boundary line of subject property
-a power pole/telephone line located on the southerly boundary of subject property encroaching into Harding Place

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William C. Burgess and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Lodging Enterprises, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William C. Burgess as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Murfreesboro, TN on this the 30th day of January, 2004.

My commission expires Oct. 14 2005

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Notary Public