#1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $90,000. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 3rd day of May, 2007.

Notary Public
My Commission Expires: 5/23/09

THIS INSTRUMENT PREPARED BY:
JOHN H. LOWE & ASSOCIATES
405-A Two Mile Pike
Goodlettsville, Tennessee 37072

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Davidson County DEEDWARR
Recvd: 05/04/07 11:52 3 pgs
Fees:18.00 Taxes:3330.00
20070504-0053762

ADDRESS NEW OWNER:
Congress Inn
2914 Dickerson Pike
Nashville, TN 37207

SEND TAX BILL TO:
SAME

Map: 60, Parcel: 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MAPLE MANOR MOTEL, INC., a Tennessee corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JDB Management Company LLC, a Tennessee limited liability company, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2914 Dickerson Pike, Nashville, Tennessee (Congress Inn).

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said 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 except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 3rd day of May, 2007.

GRANTOR:

MAPLE MANOR MOTEL, INC.

By: George W. Hussey
George W. Hussey
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , George W. Hussey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Maple Manor Motel, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS MY HAND AND SEAL, at office in Nashville, this 3rd day of May, 2007.

Tamela Elkins
Notary Public

My Commission Expires: 5/23/09

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

EXHIBIT A
Real Property Description

Land in the 4th Councilmanic District of Davidson County, Tennessee being Lot No. 1 on the Plan of the final plat of Maple Manor Motel Inc. Property, of record in Plat Book 9700, Page 668, R.O.D.C., TN; and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 26, 1998 and known as Job No. 980017 as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Pike, said point of beginning being the Southeast corner of the herein described tract also being Northeast corner of Pine Ridge Section 1 of record in Book 6900, Page 484, R.O.D.C., TN; thence, leaving the margin of Dickerson Pike and with the line of said Pine Ridge Section 1, N 88 degrees 17' 18" W 404.63' to an iron pin; thence, leaving the line of Pine Ridge and severing the Maple Manor Property N 13 degrees 09' 33" E 330.60' to an iron pin; thence with the line of Raymond M. Peagrams Property of record in Book 4811, Page 868, R.O.D.C., TN; S 70 degrees 17' 39" E 393.07' to an iron pin set on the westerly margin of Dickerson Pike thence with the westerly margin of Dickerson Pike S 11 degrees 27' 51" W 205.57' to the point of beginning containing 2.42 acres more of less.

Being the same property conveyed to Maple Manor Motel, Inc., by Deed of record in Book 6684, Page 709 R.O.D.C.