

WARRANTY DEED

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, LUXURY BUDGET INNS, INC., a Georgia corporation (hereinafter referred to as "Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto JAMES W. BRAND, JR., as to an undivided fourteen and one-half (14-1/2%) interest; LARRY C. MORRIS, as to an undivided twelve percent (12%) interest; S. LOWELL WAMMOCK, as to an undivided twelve percent (12%) interest; LAWRENCE E. JOYNER, as to an undivided nine and one-half percent (9-1/2%) interest; JOSEPH G. MADDOX, as to an undivided two percent (2%) interest; DORIS B. FRAZIER, as to an undivided twenty-five percent (25%) interest; and DONALD F. OWEN, as to an undivided twenty-five percent (25%) interest (hereinafter, collectively, referred to as "Grantees") as tenants in common, their heirs, successors and assigns forever:

ALL THAT PIECE, PARCEL OR TRACT of land lying on the North side of U.S. Highway I-85 just West of the Laurens Road on the South-east side of Duvall Drive (formerly Douglas Road) near the City of Greenville, Greenville County, South Carolina, containing 3.53 acres according to a survey of the property of T. Frank Huguenin and John T. Douglas made by Dalton & Neves, Engineers, dated December, 1959, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of U.S. Highway I-85 at corner of property now or formerly of Ward B. Hines, and running thence along the North edge of the right of way of said highway, the following courses and distances: North 53 degrees 30 minutes east a distance of 213.9 feet to a point; running thence North 57 degrees 20 minutes East a distance of 211.8 feet to a point; running thence North 61 degrees 30 minutes East a distance of 212 feet to a point; running thence North 65 degrees 41 minutes East a distance of 213.8 feet to a point; running thence North 69 degrees 39 minutes East a distance of 206.2 feet to a point; running thence North 71 degrees 46 minutes East a distance of 373.4 feet to an iron pin on the North side of said highway; thence leaving said highway and running North 33 degrees 56 minutes East a distance of 45 feet to an iron pin; running thence North 22 degrees 17 minutes West a distance of 114.8 feet to an iron pin on the Southeast edge of

-599 - 272 - 1-14.1

(Continued on next page)