BOOK 4908 PAGE 584

Send Tax Notices to:

Send Tax Notices to:

Owner Nashville Hotel Joint Venture
c/o Ira H. Hardin Company
1380 West Paces Ferry Road, N.W.

Same

93-5-2
16 mo

The actual consideration ~~or value~~, whichever is greater, for this transfer, is oc.

Sworn to and subscribed before me, this 25 day of April 1975.

Sharon Goin
Notary Public

Commission Expires
9/12/78

SHARON GOIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Indenture made this 25 day of April, 1975, between NASHVILLE HOTEL DEVELOPERS, LTD., a limited partnership of the State of Georgia and County of Fulton (hereinafter called "Grantor") and NASHVILLE HOTEL JOINT VENTURE, a partnership composed of Grantor and The Prudential Insurance Company of America, a New Jersey corporation, created pursuant to a certain joint venture agreement dated January 31, 1973, as amended, (hereinafter called "Grantee"),

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof being hereby acknowledged, has granted, bargained, sold, quitclaimed, and conveyed and by these presents does grant, bargain, sell, quitclaim, and convey unto the Grantee, its successors and assigns, all of its right, title and interest in and to that tract or parcel of land described in Exhibit A hereto attached, together with all improvements thereon,

To have and to hold the same bargained premises, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns, forever, in fee simple, subject to ease-

(This instrument was prepared by Harvey Hill, Jr., Alston, Miller & Gaines, 1200 Citizens and Southern National Bank Building, Atlanta, Georgia 30303.)

Prepared by J. M. Gaines
Nashville, Tenn. 300 Donelson Blvd

ments of record and the claims evidenced by the following items:

1. Deed of Trust to James E. Eden, Trustee, dated February 27, 1973, filed March 1, 1973 and recorded in Deed Book 4684, Page 946, Register's Office for Davidson County, Tennessee, securing the payment of two certain notes in the principal sum of Thirteen Million Six Hundred Fifty Thousand Dollars ($13,650,000.00), said notes being in the amount of Twelve Million Fifty Thousand Dollars ($12,050,000) and One Million Six Hundred Thousand Dollars ($1,600,000), respectively.

2. Deed of Trust to James E. Eden, Trustee, dated of even date herewith and filed for record in the Register's Office in Davidson County, Tennessee, to secure to Trust Company Bank the payment of a certain note in the principal sum of One Million Fifty Thousand Dollars ($1,050,000), said Deed of Trust being combined with the above-mentioned deed of trust.

3. Second Deed of Trust to James E. Eden, Trustee, dated February 27, 1973, filed March 1, 1973, and recorded in Deed Book 4684, Page 952, Register's Office for Davidson County, Tennessee, to secure Trust Company of Georgia, the payment of a note for Three Million Seven Hundred Fifty Thousand Dollars ($3,750,000).

Grantee by accepting this Quitclaim Deed hereby takes said property subject to the above-mentioned obligations.

It is expressly intended by Grantor and Grantee that the indebtedness from Grantor to the Trust Company Bank referred to above, which indebtedness shall be purchased by The Prudential Insurance Company of America, pursuant to a purchase and sale agreement, as amended, between Trust Company Bank and The Prudential Insurance Company of America shall not be affected by this Quitclaim Deed either now or at the time such indebtedness actually exists to The Prudential Insurance Company of America and said indebtedness and Deeds of Trust securing the same shall remain in full force and effect in accordance with the terms thereof and the title and lien conveyed by such deeds of trust shall not be extinguished or merged

under or by virtue of this Quitclaim Deed or any subsequent acquisition by the Prudential Insurance Company of America of said indebtedness.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed the day and year first above written.

NASHVILLE HOTEL DEVELOPERS, LTD.

By HARDIN INVESTMENT ASSOCIATES-II, LTD.

By _____
General Partner

By WELTY & WOODS INVESTMENT ASSOCIATES-II, LTD

By _____
General Partner

By BRAEMAR-NASHVILLE GROUP, LTD.

By _____
General Partner

STATE OF GEORGIA

BOOK 4908 PAGE 587

COUNTY OF FULTON

Before me, a Notary Public of this State and County aforesaid, personally appeared Allen S. Hardin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of the Limited Partnership for which he has signed the foregoing instrument, that as such General Partner, being authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said Limited Partnership by signing the name of said Limited Partnership by himself as such General Partner.

Witness my hand and official seal in Atlanta, Georgia, this 25 day of April, 1975.

Marion A. Sorrells
Notary Public

My commission expires: Notary Public, Georgia, State at Large
My Commission Expires October 7, 1978

(Notary Public Seal)

STATE OF GEORGIA

COUNTY OF FULTON

Before me, a Notary Public of this State and County aforesaid, personally appeared Talbert C. Bryant with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of the Limited Partnership for which he has signed the foregoing instrument, that as such General Partner, being authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said Limited Partnership by signing the name of said Limited Partnership by himself as such General Partner.

Witness my hand and official seal in Atlanta, Georgia, this 28th day of April, 1975.

APR 30 '75 MISC A* 14.00 * 14.00

Eunice M. Sandling
Notary Public

My commission expires: March 31, 1979

(Notary Public Seal)

NOTARY PUBLIC, STATE AT LARGE, GEORGIA. ELNICE M. SANDLING

C 9 6 3 7. 1'

T
IDENTIF. REFERENCE

APR 30 4 19 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4968 PAGE 589

STATE OF ~~GEORGIA~~ Tennessee

COUNTY OF ~~FULTON~~ Davidson

Before me, a Notary Public of this State and County aforesaid, personally appeared James H. Woods with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of the Limited Partnership for which he has signed the foregoing instrument, that as such General Partner, being authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said Limited Partnership by signing the name of said Limited Partnership by himself as such General Partner.

Witness my hand and official seal in ~~Atlanta, Georgia,~~ Nashville Tennessee this 25th day of April, 1975.

Sharon Goin
Notary Public

My commission expires: 9/12/78

(Notary Public Seal)

SHARON GOIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennesse , being part of lot No. 124 and the northerly part of lot No. 125 on the Plan of the Original Town of Nashville, not of record, including lots Nos. 2 and 3 on the Plan of the Laura E. Fite property, as of record in book 161, page 115, Register's Office for said County, described according to a survey made by Barge, Waggoner & Sumner, Inc., dated April 28, 1971, as follows: Beginning at a point, being the southwesterly corner of Union Street and Capitol Boulevard; thence with the westerly margin of Capitol Boulevard, south 27° 25' 12" east 356.10 feet to a point 146.17 feet north of the northerly margin of Church Street, being the northeast corner of the Shwab property; thence with the northerly line of said Shwab property, south 62° 41' 54" west 138.63 feet to the easterly margin of Seventh Avenue North, being 146.26 feet north of the northerly margin of Church Street; thence with the easterly margin of Seventh Avenue North, north 27° 25' 39" west 355.21 feet to the southerly margin of Union Street; thence with the southerly margin of said Street, north 62° 18' 50" east 138.68 feet to the beginning.

Being the same property conveyed to Nashville Hotel Developers, Ltd., a limited partnership, by two deeds, one from The Castner-Knott Dry Goods Co., of record in book 4678, page 541, and the other from Allen S. Hardin, Trustee, of record in book 4684, page 942, Register's Office for said County.

That certain easement dated January 25, 1973 from The Caster-Knott Dry Goods Co., First American National Bank of Nashville, as successor trustee under the Will of V. E. Shwab, deceased, P. D. Houston, Jr., Hugh M. Shwab, Jr. and Paul E. Shwab to Nashville Hotel Developers, Ltd., recorded in Book 4690, page 12-20, Davidson County, Tennessee records.