THIS INSTRUMENT PREPARED BY:
Gracey, Maddin, Cowan & Bird
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM:

ALTAIR CORPORATION, ("GRANTOR")
a Tennessee corporation

BOOK 5801 PAGE 961

TO:

NASHVILLE HOTEL PARTNERS, LTD., ("GRANTEE")
an Ohio Limited Partnership

ADDRESS NEW OWNERS:

Nashville Hotel Partners, Ltd.,
an Ohio Limited Partnership
c/o J. Mapps Investment Co.
1250 Superior Avenue
The Park Mall
Cleveland, Ohio 44114

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NUMBER:

93-5-185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 7,695,000.00 .

Marc A. Lowenstein
AFFIANT

Subscribed and sworn to before me, this the 1st day of October, 1981.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 7-17-83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ALTAIR CORPORATION, ("GRANTOR"), a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto NASHVILLE HOTEL PARTNERS, LTD. ("GRANTEE"), an Ohio Limited Partnership, qualified in the State of Tennessee (Certificate of record in Book 5801, Page 955, Register's Office for Davidson County, Tennessee), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and made a part hereof.

This is improved property, known as 920 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

10/81 20019.50-CHECK

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for:

1. Metro taxes for 1981 which have been pro-rated between the parties and by agreement GRANTOR shall make payment thereof when due.
2. Deed of Trust from Altair Corporation to Dwight Webb, Jr., Trustee, of record in Book 4345, Page 552, Register's Office for Davidson County, Tennessee, dated June 27, 1969, conveying the property described in Exhibit "A" hereto to secure payment of indebtedness to Massachusetts Mutual Life Insurance Company. This conveyance is made subject to the lien of said Deed of Trust and the balance due on said indebtedness.
3. Financing Statement from Altair Corporation to Massachusetts Mutual Life Insurance Company of record in Book 4345, Page 556, recorded June 29, 1969, with attached Chattel Mortgage of record in Book 4345, Page 564, said Register's Office, as further security for the indebtedness referred to in (2) above and evidenced by Continuation Statements recorded June 18, 1974 in Book 4826, Page 165, and recorded June 14, 1979 in Book 5449, Page 818, said Register's Office. This conveyance is made subject to the lien of said Financing Statement and Chattel Mortgage.

And GRANTOR 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, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of October, 1981, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

ALTAIR CORPORATION

By: George B. Clark
George B. Clark, President

STATE OF TENNESSEE

BOOK 5801 PAGE 963

COUNTY OF DAVIDSON

Before me, Ruth Anne Carruthers, a Notary Public of the State and County aforesaid, personally appeared George B. Clark, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Altair Corporation, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of October, 1981.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 7-17-83

RUSH

G62213

IDENTIFICATION REFERENCE

FILED
Oct 1 2 12 PM '81
REGISTER
DAVIDSON COUNTY, TENN.

SURVEYOR'S DESCRIPTION

ALTAIR Corporation, Owner
Parcel No. 93-5-185

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located in the northeast quadrant of Broadway and Tenth Avenue North, being the property deed to ALTAIR Corporation by deed of record in Book 4164, Page 342, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the northerly margin of Broadway and the easterly margin of Tenth Avenue North;

Thence, with said margin of Tenth Avenue North N 27° 16' W, 325.78 feet to the southwest corner of the Sunday School Board of the Southern Baptist Convention, Inc., of record in Book 2499, Page 389, R.O.D.C.;

Thence, leaving said margin N 62° 27' E, 185.89 feet to the southeast corner of the Sunday School Board of the Southern Baptist Convention of record in Book 2494, Page 145, R.O.D.C.;

Thence, S 27° 13' E, 115.17 feet to a point in the westerly line to J. Fred Hathcock of record in Book 1286, Page 622, R.O.D.C.;

Thence, leaving said Hathcock's line and with the northerly line to Ridgefield Realty Company of record in Book 4218, Page 221, R.O.D.C., S 62° 25' W, 75.00 feet;

Thence, with Ridgefield's westerly line S 27° 27' E, 210.50 feet to the northerly margin of Broadway;

Thence, with said margin of Broadway S 62° 25' W, 111.5 feet to the point of beginning.

Containing 44,811 square feet, or 1.03 acres, more or less.

BARGE, WAGGONER, SUMNER AND CANNON
File No. 5684-01
September 23, 1981
Revised September 30, 1981

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5801 PAGE 965

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7695,000.00 CO	
			20007.00 CO TX	
			.50 PRFEE	
			12.00 WDELD	
			CHECK20719.50-	
			0634A10/01/81 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G62213

IDENTIFICATION REFERENCE

OCT 1 2 12 PM '81

REGISTER DAVIDSON COUNTY, TENN.

No. 846223