This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6873 PAGE 175

Address New Owner(s):
Calvert Property NDI
Limited Partnership
c/o The Calvert Company, Inc.
12658-60A Lake Ridge Dr.
Woodbridge, Virginia 22191

Send Tax Bills to:
New Owner

Map: 95-10
Parcel: 126
Field Book: 3D2-85631

SPECIAL 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 of which is hereby acknowledged, DAYS INNS OF AMERICA, INC., (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CALVERT PROPERTY NDI LIMITED PARTNERSHIP, a Virginia limited partnership, (the "Grantee"), its successors and assigns, all that tract of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This conveyance is made subject to those matters appearing on Exhibit "B" attached hereto.

This is improved property known as 2345 Atrium Way, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under it, except as set out on Exhibit "B" attached hereto, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, on this 29th day of May, 1986.

DAYS INNS OF AMERICA, INC.

By: James E. Buch
Its: Executive Vice President

0 5 9 6 8

IDENTIFICATION REFERENCE

JUN 2 9 22 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JAMES E. BUCKMAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTIVE VICE-PRESIDENT, of the Days Inns of America, Inc., the within named bargainor, a corporation, and that he as such EXECUTIVE VICE-PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as EXECUTIVE VICE-PRESIDENT.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 29th day of May, 1986.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,750,000.00.

James E. Buckman
Affiant

Subscribed and sworn to before me, this 29th day of May, 1986.

Notary Public

My Commission Expires: 1/10/89

Land in Davidson County, Tennessee, being Lot 5, Part One, Phase Two of The Atrium as depicted on Plat of record in Book 6200, page 139, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the Southwesterly margin of Atrium Way at the Northwest corner of Lot 3 of The Atrium, Phase One, of record in Plat Book 5200, page 538, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road and with the Westerly line of said Lot 3 South 04° 09' 13" West 328.35 feet to a point in the center of Simms Branch, being the Northerly line of the property leased by Holiday Inns, Inc.; thence with the said leased property and with the center of said branch North 84° 52' 11" West 160.24 feet to a point in the Easterly right-of-way of Briley Parkway; thence leaving said leased property and Simms Branch, and running with the right-of-way of Briley Parkway the following calls: North 15° 31' 22" West 166.93 feet to a point; thence North 14° 49' 22" West 236.50 feet to a point; thence North 13° 46' 14" West 196.63 feet to a concrete highway marker; thence leaving the right-of-way of Briley Parkway North 70° 52' 36" East 82.30 feet to a point in the Southwesterly margin of Atrium Way; thence with said margin to following calls: South 24° 28' 42" East 77.35 feet to a point; thence with a curve to the left, having a radius of 290.00 feet and a long chord of 130.79 feet, said chord having a bearing of South 37° 30' 37" East, a distance along the curve of 131.92 feet to a point; thence South 50° 32' 32" East 188.99 feet to the point of beginning, containing 2.562 acres, more or less.

Being the same property conveyed to Days Inns of American Inc., by deed from Allied Lakewood Bank, Trustee of Edison-LBJ Association, Limited Trust, of record in Book 6431, page 379, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. Deed of Trust executed by Days Inns of America, Inc., to John B. Hardcastle, Trustee, of record in Book 6460, page 690, Register's Office for Davidson County, Tennessee, to secure to The Industrial Development Board of the Metropolitan Government for Nashville and Davidson County, Tennessee, in the original principal amount of $5,000,000.00, payable as set forth therein.

2. Collateral Assignment of Rents and Leases between Days Inns of America, Inc., to The Industrial Development Board of the Metropolitan Government for Nashville and Davidson County, Tennessee, of record in Book 6460, page 706, Register's Office for Davidson County, Tennessee.

3. UCC-1 from Days Inns of America, Inc., to The Industrial Development Board of the Metropolitan Government for Nashville and Davidson County, Tennessee, of record in Book 6460, page 720, Register's Office for Davidson County, Tennessee.

4. Assignment of UCC-1 from The Industrial Development Board for the Metropolitan Government of Nashville and Davidson County, Tennessee, to Nashville City Bank and Trust Company of record in Book 6460, page 724, Register's Office for Davidson County, Tennessee.

5. Assignment from The Industrial Development Board of the Metropolitan Government for Nashville and Davidson County, Tennessee, of all right, title and interest in and to the Loan Agreement, Deed of Trust of record in Book 6460, page 706, Register's Office for Davidson County, Tennessee, the note secured thereby and all other loan documents to Nashville City Bank and Trust Company of record in Book 6460, page 728, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the plat of The Atrium, Phase Two, Part One, of record in Book 6200, page 139, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions for the Atrium of record in Book 6306, page 80, Register's Office for Davidson County, Tennessee.

8. First Amendment to Declaration of Covenants, Conditions and Restrictions for The Atrium, of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee.

9. By-Laws of The Atrium Property Owner's Association of record in Book 6306, page 108, Register's Office for Davidson County, Tennessee.

10. 1986 real property taxes which have been prorated and assumed by the Grantee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 179

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
		6,750,000.00 CONV.		
			17550.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	17562.50-
01	18A06/02/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 9 6 8

IDENTIFICATION REFERENCE

JUN 2 9 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253804