File 35

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hotel Nashville Limited Partnership 12502-A Lake Ridge Drive Woodbridge, Virginia 22192	Same	Map 163-186

BOOK 6886 PAGE 457

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, TENNESSEE HOSPITALITY INNS, INC., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto HOTEL NASHVILLE Limited Partnership, a Virginia Limited Partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1: Fee Simple Property:

Land in Davidson County, Tennessee, being a parcel of land located in the northwest quadrant of Interstate 24 and Bell Road Interchange, and being Lot No. 2 on a plat of Bellwood Acres, by Hart-Freeland-Roberts, Inc., of record in Book 4460, page 195, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the southerly margin of the Louisville and Nashville Railroad, said monument being 513.82 feet from a concrete monument, said concrete monument being in the southerly margin of the Louisville and Nashville Railroad and the westerly margin of Bell Road; thence S 32° 00' W a distance of 192.68 feet to a concrete monument, said monument being in the southeast corner of said parcel, said monument being the southwest corner of Parcel No. 1 (Exxon Service Station Property) and said monument being in the northerly right-of-way of Interstate 24; thence continuing along said Interstate right-of-way N 62° 10' W a distance of 360.0 feet to a point; thence N 54° 40' W a distance of 309.76 feet to a point; thence N 32° 00' E a distance of 200.85 feet to a point; thence S 58° 00' E a distance of 668.29 feet to a point of beginning, containing 3.203 acres, more or less.

Tract 2: Appurtenant Easement:

Land in Davidson County, Tennessee, being a parcel of land located in the northwest quadrant of Interstate 24 and Bell Road Interchange and being shown as an Access and Utility easement on a plat of Bellwood Acres, by Hart-Freeland-Roberts, Inc., of record in Book 4460, page 195, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Bell Road, said point being 36.0 feet from a concrete monument located in the westerly margin of Bell Road and the southerly margin of the Louisville and Nashville Railroad, said concrete monument being in the northeast corner of Parcel No. 1 (Exxon Service Station Property); thence N 58° 00' W a distance of 83.5 feet to a point, said point being the beginning of a curve to the left; thence along said curve to the left, radius of 22.0 feet, a distance of 14.35 feet to a point; thence S 84° 37' W a distance of 109.43 feet to a point, said point being the beginning of a curve to the right; thence along said curve to the right, radius 30.0 feet, a distance of 11.21 feet to a point, said point being perpendicular to and a distance of 5.0 feet from a point in the southerly property line of the Exxon Service Station Property, and a distance of 100.0 feet from the southeast corner of said Exxon tract; thence N 73° 58' W a distance of 230.0 feet to a point; thence N 58° 00' W a distance of 90.45 feet to a point; thence N 32° 00' E a distance of 25.0 feet to a point; thence S 58° 00' E a distance of 86.94 feet to a point; thence S 73° 58' E a distance of 227.43 feet to a point; thence N 84° 37' E a distance of 123.48 feet to a point; thence S 58° 00' E a distance of 107.30 feet to a point; thence S 45° 39' W a distance of 24.0 feet to a point, said point being the point of the beginning.

Tracts 1 and 2:

BEING the same property conveyed to Grantor by deed from HAP Partnership (formerly HAP Ltd.), a Tennessee Partnership, of record in Book 6886, page 454, Register's Office for Davidson County, Tennessee.

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. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of Tract 1 in fee simple and the appurtenant easement over the property; has a good right to convey said land and said easement, and the same is unencumbered by, through or under it except as follows:

1. Restrictive Covenants contained in an Instrument recorded in Book 4677, page 234, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 5142, page 480, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5167, page 273, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the land embraced within the appurtenant easement hereinafter described as Tract 2.

And it does further covenant and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12 day of June, 1986.

TENNESSEE HOSPITALITY INNS, INC.

By: _____
Del Andersen, Secretary

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, Mary Ann Kelleher of the state and county aforesaid, personally appeared Del Andersen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Secretary of Tennessee Hospitality Inns, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Pittsburgh, this 12th day of June, 1986.

Mary Ann Kelleher
Notary Public

My Commission Expires:

11/30/89

STATE OF Pennsylvania
COUNTY OF Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 2,720,000.00.

HOTEL NASHVILLE LIMITED PARTNERSHIP
By: Ronald E. Moltzfield
Affiant Ronald E. Moltzfield, Managing General Partner

Subscribed and sworn to before me, this the 12th day of June 1986.

Mary Anne Fellecher
Notary Public

My Commission Expires:

11/30/89

This Deed Was Prepared By:

Ernest E. Hyne, II
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37201

EEH/f

IDENTIFICATION REFERENCE

10482

JUN 13 11 37 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 460

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

CO. 2,720,000.00

7072.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 7081.50-
5418A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10482

IDENTIFICATION REFERENCE

JUN 13 11 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259003