BOOK 6 RCP

rcp413:10/29/86

BOOK 7025 PAGE 102

FROM: Raman G. Dayal and Kusum K. Dayal, Vallabhbhai Bhavanbhai Patel and Ruxman V. Patel

TO: Nashville I, Ltd., A California Limited Partnership

This instrument prepared by:

DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
Nashville I, Ltd., A California Limited Partnership c/o J. Volckmann & Associates, Inc. 20833 Stevens Creek Blvd. Cupertino, CA 95014	Nashville CityBank & Trust Co. 315 Union Street Nashville, TN 37201	Map 93-1, Parcels 35 and 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of October, 1986.

Notary Public

My Comm. Expires: 5/13/89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Raman G. Dayal and wife, Kusum K. Dayal, and Vallabhbhai Bhavanbhai Patel and wife, Ruxman V. Patel, residents of Davidson County, Tennessee, hereinafter called "GRANTOR", have bargained and sold, and by these presents do grant, bargain, assign, transfer and convey unto Nashville I, Ltd., A California Limited Partnership, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as The Continental Inn, Capitol Hill, 710 James Robertson Parkway, Nashville, 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 said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS their hands as of the 30th day of October, 1986.

Raman G. Dayal

Vallabhbhai Bhavanbhai Patel

Kusum K. Dayal

Ruxman V. Patel

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public in and for said County and State, the within named Raman G. Dayal, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 1986.

Deborah R. Lightfoot
Notary Public

My Commission Expires: 5/13/89

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public in and for said County and State, the within named Kusum K. Dayal, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 1986.

Deborah R. Lightfoot
Notary Public

My Commission Expires: 5/13/89

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public in and for said County and State, the within named Vallabhbhai Bhavanbhai Patel, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 1986.

Deborah R. Lightfoot
Notary Public

My Commission Expires: 5/13/89

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public in and for said County and State, the within named Ruxman V. Patel, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 1986.

Deborah R Lightfoot
Notary Public

My Commission Expires: 5/13/89

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Parcel No. G on the Map of the Subdivision of the Capitol Hill Redevelopment Project, as of record in Book 2663, pages 120 and 121, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated May 30, 1986, updated October 28, 1986 by Michael V. Holmes & Associates, Inc. as follows:

Beginning at a concrete monument in the westerly margin of Sixth Avenue North, said point being the northeast corner of said Block "G",

Thence with said westerly right of way of Sixth Avenue North South 27° 31' 00" East 118.60 feet to a concrete monument.

Thence with a curve to the right (having a central angle of 92° 17' 03" and a radius of 20.00 feet) a distance of 32.21 feet to a point in the westerly right of way of James Robertson Parkway.

Thence with a curve to the left (having a central angle of 12° 57' 10" and a radius of 1398.00 feet) a distance of 316.04 feet to a point.

Thence with a curve to the right (having a central angle of 100° 29' 12" and a radius of 20.00 feet) a distance of 35.08 feet to a point in the easterly right of way of Seventh Avenue North.

Thence with the right of way of said Seventh Avenue North North 27° 29' 31" West 100.50 feet to a point.

Thence North 56° 12' 16" East 333.57 feet to a point.

Thence with a curve to the right (having a central angle of 01° 24' 37" and a radius of 1122.80 feet) a distance of 27.64 feet to the point of beginning containing 44,506.64 square feet or 1.021 acres.

TRACT 2

Land in Davidson County, Tennessee, being Parcel H on the Map of the Subdivision of the Capitol Hill Redevelopment Project, as of record in Book 2663, pages 120 and 121, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated May 30, 1986, updated October 28, 1986 by Michael V. Holmes & Associates, Inc. as follows:

Beginning at a concrete monument in the westerly margin of Seventh Avenue North, said point being in the northeast corner said of Block "H",

Thence with westerly right of way of Seventh Avenue North South 27° 24' 26" East 105.86 feet to a point.

Thence with a curve to the right (having a central angle of 75° 18' 00" and a radius of 20.00 feet) a distance of 26.29 feet to a point of compound curvature in the northerly right of way of James Robertson Parkway.

Thence with a curve to the left (having a central angle of 02° 55' 00" and a radius of 1365.00 feet) a distance of 69.49 feet to a point of compound curvature.

Thence continuing with the northerly line of James Robertson Parkway and a curve to the left (having a central angle of 11° 37' 00" and a radius of 625.00 feet) a distance of 126.72 feet to a point.

EXHIBIT A CONTINUED

Thence South 33° 21' 34" West.23.52 feet to a point.

Thence with a curve to the right (having a central angle of 119° 11' 00" and a radius of 56.80 feet) a distance of 118.15 feet to a point in the easterly right of way of Eighth Avenue North.

Thence with said right of way of Eighth Avenue North North 27° 27' 26" West 121.69 feet to a point.

Thence leaving said right of way of Eighth Avenue North North 55° 58' 54" East 304.93 feet to the point of beginning containing 46,304.0 square feet or 1.063 acres.

Tracts 1 and 2 being the same property conveyed to Raman G. Dayal and Vallabhbhai Bhavanbhai Patel, by deed from Paul M. Finholt and wife, Judy Finholt (Paul M. Finholt's former wife, Carolyn S. Finholt being deceased) and Charles T. Levering and wife, N. Jean Levering, of record in Book 5368, page 512, Register's Office for Davidson County, Tennessee.

Subject to the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 2735, page 473, said Register's Office.

3. Temporary Construction Easement of record in Book 6744, page 955, said Register's Office.

4. All matters as shown on the Plan of record in Book 2663, pages 120 and 121, said Register's Office.

5.81 7.1

IDENTIFICATION REFERENCE

Oct 30 1 53 PM '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 7025 PAGE 107

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	2,000,000.00	5600.00 CDTAX .50 PRFEE 15.00 WDFEE CHECK 5615.50- 0272A10/30/86 DAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5, 8, 1 7. 1.

IDENTIFICATION REFERENCE

Oct 30 1 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06381