ADDRESS (NEW OWNER(S)) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
August/Long Beach 8	August/Long Beach 8	95-10-128
c/o August Financial Corp. 3545 Long Beach Boulevard	c/o August Financial Corporation 3545 Long Beach Boulevard	
(STREET ADDRESS OR ROUTE NUMBER) Long Beach, CA 90801-5630	(STREET ADDRESS) Long Beach, CA 90801-5630	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Five Million Nine Hundred Seventy-Five Thousand and no/100 ($5,975,000) **DOLLARS**

BOOK 7076 PAGE 50

Lexington-Nashville Partnership, a Texas general partnership **have bargained and sold, and by these presents do transfer and convey unto the said** August/Long Beach 8, a California limited partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

See Exhibit "A" attached hereto and made a part hereof.

751 47

INTANGIBLE TAX

Dec 19 4 00 PM '86

unimproved ( )
This is improved (X) property, known as 2425 Atrium Way
(House Number) (Street)
Nashville, TN
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this _____ **day of** December 15, **19** 86.

Lexington-Nashville Partnership, a Texas general partnership

By: _____

Zolon A. Wilkins, Jr.

General Partner

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

BOOK 7076 PAGE 51

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Zolon A. Wilkins, Jr., General Partner of

the bargainor Lexington-Nashville Partnership, a Texas general partnership with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California, this 15th day of December, 1986.

My commission expires October 13, 1987 Notary Public Katherine Michaels

OFFICIAL SEAL
KATHERINE MICHAELS
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires OCT 13, 1987

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF ~~XXXXXXXXX~~ California
COUNTY OF Los Angeles

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,975,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Lexington-Nashville Partnership By: _____
Zolon A. Wilkins, Jr.,
General Partner

Sworn to and subscribed before me
this 15th day of December, 19 86.

My commission expires October 13, 1987 Notary Public Katherine Michaels

OFFICIAL SEAL
KATHERINE MICHAELS
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires OCT 13, 1987

This instrument was prepared by:

Name	Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Exhibit A

Description of the Hotel Property

Land in Davidson County, Tennessee, being Lot 9 of the Atrium, Phase Two, Part One of record in Plat Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 1, 1984, and revised June 14, 1984 and known as Job No. 83-364, on June 14, 1984, June 19, 1984 and July 26, 1984, as follows:

Beginning at a concrete monument in the easterly margin of Briley Parkway, being the northwesterly corner of The Atrium, Phase Two, Part One of record in Plat Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Briley Parkway S. 76deg. 00min. 00sec. E. 382.41 feet to a concrete monument in the westerly margin of Atrium Way; thence with said margin of Atrium Way the following calls; with a curve to the right, having a radius of 2,370.00 feet, and a long chord of 251.92 feet, said chord having a bearing of S. 32deg. 28min. 30sec. W., a distance of 252.03 feet along the curve to a concrete monument; thence S. 35deg. 31min. 18sec. W. 124.73 feet to an iron pin; thence leaving Atrium Way, N. 76deg. 00min. 00sec. W. 244.75 feet to an iron pin in said margin of Briley Parkway; thence with said margin of Briley Parkway with a curve to the right, having a radius of 2765.88 feet, and a long chord of 355.17 feet, said chord having a bearing of N. 12deg. 03min. 14sec. E. a distance along the curve of 355.42 feet to the point of beginning, containing 2.62 acres, more or less.

Being the same property conveyed to Lexington-Nashville Partnership, by deed from Miller Kimbrough, Jr., Trustee, of record in Book 6362, page 412, Register's Office for Davidson County, Tennessee.

by_____

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, Katherine Michaels, a Notary Public of the State and County aforesaid, personally appeared Zolon A. Wilkins, Jr., General Partner of Lexington-Nashville, a Texas general partnership, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of the within named bargainor, a partnership and that as such General Partner he executed the foregoing instrument for the purpose therein contained by signing the name of the partnership and attesting the same by the said partnership as said General Partner.

Witness my hand and seal, at office in Los Angeles, California, this 15th day of December, 1986.

Katherine Michaels Notary Public

Commission expires October 13, 1987.

OFFICIAL SEAL
KATHERINE MICHAELS
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires OCT 13, 1987

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7076 PAGE 54

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

5,975,000.00 Conv.

16730.10 CSTAX
.50 [illegible]
10.00 WDEE
CHK 16748.50-
0567A12/19/88 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

751 47.

IDENTIFICATION

Dec 19 4 08 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 25294