This document prepared by
Baker & Hostetler
65 East State St.
Columbus, Ohio 43215

BOOK 7134 PAGE 440

Address New Owner:
c/o McCall Properties, Inc.
2451 Atrium Way
Suite 100
Nashville, Tennessee 37210

Map-Parcel Numbers:
95-7-141

Send Tax Bills To:
Same

Address of Mortgagee:
None

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, PC Development Limited Partnership, an Ohio limited partnership (the "Grantor"), by these presents does sell, assign, and forever quit claim unto MBR Associates, LTD., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property located at the north end of Atrium Way, Nashville, Tennessee.

The Property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises.

As consideration for this conveyance, Grantee agrees that for a period of three (3) years from and after the date this deed is recorded, Grantee, its successors and assigns, shall not (a) use or permit the use of the Property for hotel or motel purposes or as a place of lodging for transient guests or (b) sell, transfer, lease or contract to sell or lease the Property for such purposes, provided however, Grantee may sell, transfer or lease or contract to sell or lease the Property for hotel or motel purposes if the purchaser thereof makes a total investment in its hotel or motel which exceeds an average cost of $68,000.00 per unit, and not more than fifty percent (50%) of the units are of the "suite" type (i.e. a unit designed with more than one room and bath area). Each of the foregoing restrictions shall run with the land, shall inure to the benefit of and shall be enforceable by legal or equitable actions brought on behalf of Grantor, its successors and assigns, as owner of the 4.62 acre tract known as 2424 Atrium Way conveyed by Grantee to Grantor of even date.

9.28.5.5.

IDENTIFICATION REFERENCE

FEB 11 2 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[Signature lines on next page]

STATE OF OHIO
COUNTY OF FRANKLIN

The actual consideration paid for this transfer is -0-.

Affiant

Subscribed and sworn to before me this 4th day of February, 1987.

Notary Public
My Commission Expires: NOTARY PUBLIC STATE OF OHIO LIFETIME COMMISSION

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of February, 1987.

PC DEVELOPMENT LIMITED PARTNERSHIP
By Pickett/Callentine Development Company,
General Partner

by
Ronald L. Callentine, President

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, Daniel J. Kerscher, a Notary Public in and for the County and State aforesaid, personally appeared Ronald L. Callentine, 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 President of Pickett/Callentine Development Company, an Ohio corporation, which corporation is a general partner of PC Development Limited Partnership, the within named bargainor, a limited partnership, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of Pickett/Callentine Development Company as general partner on behalf of the limited partnership by himself as President.

WITNESS my hand and seal, at office in Columbus, Ohio, this 4th day of February, 1987.

Notary Public
My Commission Expires: NOTARY PUBLIC STATE OF OHIO LIFETIME COMMISSION

EXHIBIT A

Being Lot 1 as shown on the Resubdivision Lot No. 1, Reflections Executive Office Park, of record in Book 6900, page 21, Register's Office of Davidson County, Tennessee, but excluding therefrom that 5.85 acre tract of land conveyed to Lomas & Nettleton Institutional Mortgage Fund, Ltd., by deed of record in Book 6960, page 91, Register's Office of Davidson County, Tennessee.