THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

BOOK 7758 PAGE 388

QUITCLAIM DEED AND RELEASE OF LIEN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Nos.
Swedish Suites, Inc. 129 E. 56th Street New York, New York 10022	Same	107 Parcel 129

WHEREAS, on November 20, 1986, Nashville P. S. Hotel, Ltd., a Texas limited partnership with Condel Hotels, Inc., a Texas corporation, as its General Partner, executed a Warranty Deed to SARA Properties, Inc., a Delaware corporation;

WHEREAS, the above-described Warranty Deed was not recorded until April 24, 1987, in Book 7214, page 768, Register's Office for Davidson County, Tennessee;

WHEREAS, Nashville P. S. Hotel, Ltd. subsequently filed for bankruptcy in the U. S. Bankruptcy Court, Western District of Texas;

WHEREAS, on September 4, 1987, Nashville P. S. Hotel, Ltd., Debtor and Donald S. Leslie, Trustee, filed a Complaint to Set Aside Conveyance and Turnover Possession of Property against SARA Properties, Inc., ADV. Proceeding No. 87-3050 in the U. S. Bankruptcy Court, Western District of Texas of record in Book 7390, page 444, said Register's Office;

WHEREAS, Donald S. Leslie is also Trustee for the following Debtors: Condel Construction Company, Inc., Case No. 87-30490, and Condel Construction Company of California, Inc., Case No. 87-30299, in the same U. S. Bankruptcy Court;

WHEREAS, on February 29, 1988, Leslie filed an involuntary petition against Condel, Inc., Case No. 88-30155, in the U. S. Bankruptcy Court for the Western District of Texas - El Paso and on March 29, 1988 Jerry Tanzy was named as Trustee; however on November 22, 1988, said proceeding was dismissed;

WHEREAS, the Debtor, the Trustee and the Defendant pursuant to the Complaint to Set Aside Conveyance and Turnover Possession of Property heretofore described have reached a settlement of said adversary proceeding wherein Defendant agrees to pay the Trustee $50,000.00 in exchange for the Trustee to quitclaim any and all interest which they have in the property to Defendant and release the Complaint filed of record with the Register of Davidson County, Tennessee;

NOW, THEREFORE, IN CONSIDERATION of the foregoing and other good and valuable consideration, Donald S. Leslie, Trustee for the following Debtors: Condel Construction Company, Inc.; Condel Construction Company of California, Inc.; and Nashville P. S. Hotel, Ltd.; (hereinafter collectively referred to as the "Grantor") have bargained and sold, and do hereby quitclaim, transfer and convey unto Swedish Suites, Inc., formerly named SARA Properties, Inc., a Delaware corporation (herein referred to as the "Grantee") and to the said Grantee's successors and assigns all of their right, title and interest in and to certain real estate in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference; and

Further, Grantor release in full and forever discharge that certain Complaint to Set Aside Conveyance and Turnover Possession of Property of record in Book 7390, page 444, Register's Office for Davidson County, Tennessee.

This is improved property known as Park Suite Hotel, 10 Century Boulevard, Nashville, Tennessee, 37210.

IN TESTIMONY WHEREOF, the Grantor have executed the foregoing instrument on the 24th day of JANUARY, 1989.

Donald S. Leslie, Trustee

STATE OF TEXAS)
)
COUNTY OF El Paso)

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Personally appeared before me, the undersigned Notary Public in and for the County and State aforementioned, Donald S. Leslie, Trustee, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), who acknowledged upon oath that he is the Trustee for the following debtors: Construction Company, Inc., Condel Construction Company of California, Inc. and Nashville P. S. Hotel, Ltd., the within named bargainor, and being authorized by the U. S. Bankruptcy Court of the Western District of Texas El Paso Division so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office at the City of El Paso, Texas, this 24th day of January, 1988.

NOTARY PUBLIC

My Commission Expires:
12-21-92

ELSA INUNGARAY CARDOZA
Notary Public
STATE OF TEXAS
My commission expires 12-21-92

STATE OF TEXAS)
)
COUNTY OF El Paso)

The actual consideration for this transfer of property is $50,000.00 and no other monetary consideration.

Donald S. Leslie

Sworn to and subscribed before me
this 24th day of January, 1988.

Notary Public

My Commission Expires:
12-21-92

ELSA INUNGARAY CARDOZA
Notary Public
STATE OF TEXAS
My commission expires 12-21-92

9130 01/25 0101 03CHECK 177.50

EXHIBIT A

Address: Park Suite Hotel
10 Century Boulevard
Nashville, Tennessee

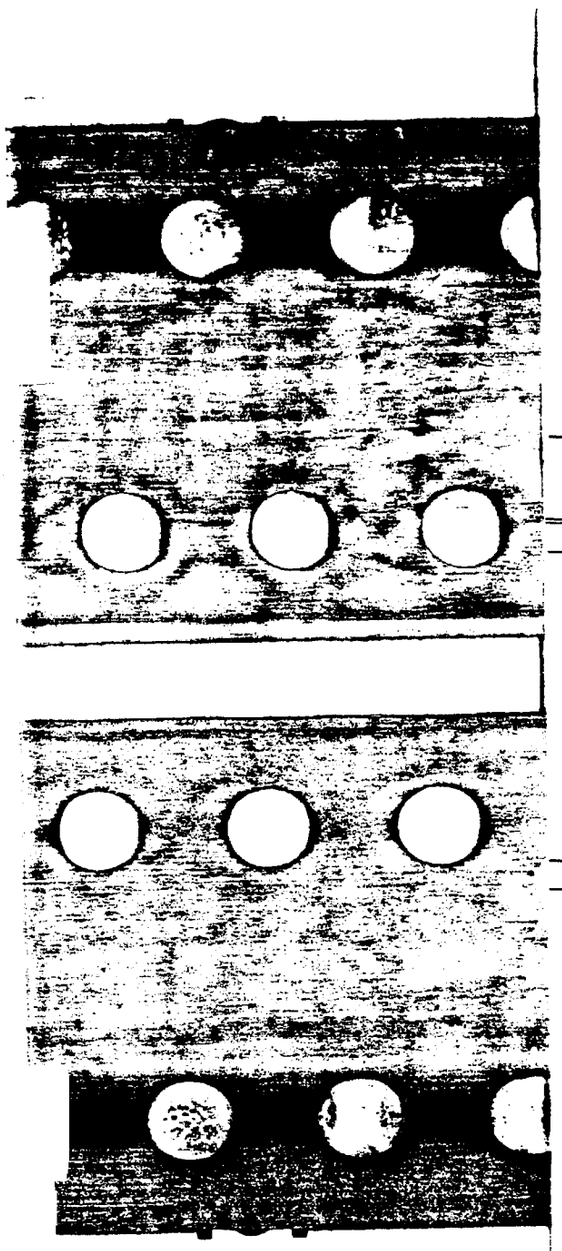
Owner: Swedish Suites, Inc., formerly
known as SARA Properties, Inc.

ALL THAT TRACT OR PARCEL OF LAND BEING Lot No. O on the Subdivision of Century City - Lot O of record in Book 6250, page 339, Register's Office for Davidson County, Tennessee, which is more particularly described as follows:

BEGINNING at an iron pin set, said pin being on the West right-of-way of a proposed road and on the line of Air Corporate Associates, Ltd., recorded in Book 6345, page 771, Register's Office for Davidson County, Tennessee, said point being the beginning of a curve to the left, said curve having a central angle of 11 degrees 30 minutes 27 seconds, a radius of 1215.08 feet, an arc length of 244.04 feet and a chord of 243.63 feet; thence, along the West right-of-way of said road along the above mentioned chord South 09 degrees 40 minutes 35 seconds West 243.63 feet to an iron pin set; thence, South 03 degrees 55 minutes 22 seconds West 100.00 feet to an iron pin set; thence, leaving the right-of-way of said road along the line of Highland Ridge Properties recorded in Book 5970, page 384, said Register's Office, North 86 degrees 04 minutes 12 seconds West 627.09 feet to an existing iron pin, said pin being the corner of Highland Ridge Properties and The Highlands Subdivision recorded in Book 2663, page 127, said Register's Office; thence, along the line of The Highlands Subdivision North 03 degrees 00 minutes 48 seconds East 35.87 feet to an existing iron pin; thence, North 04 degrees 04 minutes 17 seconds East 609.24 feet to an existing iron pin; thence, South 84 degrees 31 minutes 48 seconds East 153.23 feet to an iron pin set, said pin being on the line of Air Corporate Associates, Ltd.; thence, along the line of Air Corporate Associates, Ltd., South 04 degrees 04 minutes 17 seconds West 263.23 feet to an iron pin set; thence, South 84 degrees 33 minutes 05 seconds East 372.98 feet to an iron pin set; thence, South 74 degrees 34 minutes 11 seconds East, 127.74 feet to the point of beginning, and containing 274,792.41 square feet or 6.33 acres.

Being the same property conveyed to SARA Properties, Inc. by deed from Nashville P. S. Hotel, Ltd. of record in Book 7214, page 768, Register's Office for Davidson County, Tennessee.

IDENTIFICATION
JAN 25 2 23 PM '89
03946



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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 392

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
			CAMT	50000.00
			CON TX	165.00
			PRFEE	0.50
			WDEED	12.00
			TOTAL	177.50
			CHECK	177.50
01/25/89	01	14:24	0001	9180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03946

IDENTIFICATION REFERENCE

JAN 25 2 23 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 175799