ADDRESS NEW OWNER:
One Oxford Centre
301 Grant Street
Pittsburgh, PA 15219

SEND TAX BILLS TO:
First Hotel Investment Corporation
c/o Westinghouse Credit Corporation
301 Grant Street
Pittsburgh, PA 15219

MAP-PARCEL NOS.
MAP 263-186

~~STATE OF~~ City of Washington
~~COUNTY OF~~ District of Columbia

THIS INSTRUMENT PREPARED BY:

Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

The actual consideration or value, whichever is greater, for this transfer is:

$2,926,000

Subscribed and sworn to before me, the 27th day of January, 1989.

First Hotel Investment Corporation

By: John W. Halvorson
Its: Vice President

Notary Public

My Commission Expires: 1-14-90

06240

IDENTIFICATION

FEB 2 10 31 AM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

RUSH

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hotel Nashville Limited Partnership, a Virginia limited partnership (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto First Hotel

Investment Corporation, a Delaware corporation (the "Grantee"), Its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the Deed of Trust in Book 6886, page 461, Register's Office, Davidson County Tennessee, Assignment of Leases in Book 6886, page 489, Register's Office, Davidson County, Tennessee, and all current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

This is improved property known as Best Western Hickory Hollow Inn.

Grantor further conveys all easements and appurtenances to the premises and all strips and gores of land within and adjoining the premises and claimed by Grantor together with all right, title and interest, if any, of Grantor to land lying in the bed of any street, road, highway or alley, open or proposed or vacated, adjoining the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of Tract 1 in fee simple and has a good and valid appurtenant easement of Tract 2, that it has a good right to convey the Property. Grantor shall provide Grantee, its successors or assigns such additional assurances of title as may reasonably be required to vest fee simple title in and to the Grantee, its successors and assigns.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property (except as provided herein) to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed by its duly authorized officer on this 27th day of January, 1989.

HOTEL NASHVILLE LIMITED PARTNERSHIP, a Virginia limited partnership

By: Ronald E. Moitzfield
Its: General Partner

~~State of~~ City of Washington
~~County of~~ District of Columbia } ss:

Personally appeared before me, Ronald E. Moitzfield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of the corportin that is the general partner of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 1989.

Beverly Jean Lewis
Notary Public

My Commission Expires: 1-14-90

EXHIBIT A

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:

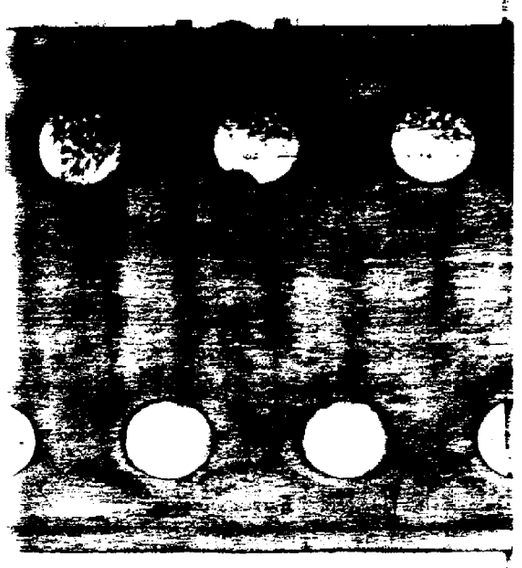
Land in Davidson County, Tennessee, being a parcel of land located in the northwest quadrant of Interstate 24 and Bell Road Interchange and being shown as an Access and Utility easement on a plat of Bellwood Acres, by Hart-Freeland-Roberts, Inc., of record in Book 4460, page 195, Register's Office for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

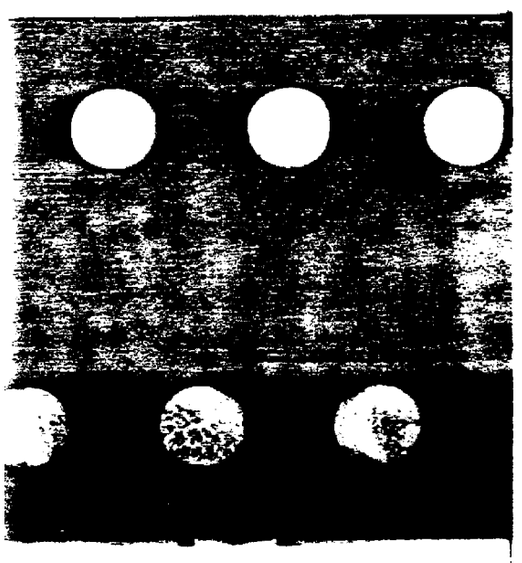
BEGINNING at a point in the westerly margin of Bell Road, said point being 36.0 feet from a concrete monument located in the westerly margin of Bell Road and the southerly margin of the Lousiville and Nashville Railroad, said concrete monument being in the northeast corner of Parcel No. 1 (Exxon Service 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.

Being the same property conveyed to Hotel Nashville Limited Partnership by Tennessee Hospitality Inns, Inc. by deed of record in Book 6886, page 457, Register's Office, Davidson County, Tennessee.

3917 02/02 0101 03CHECK 9674.30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 740

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	2926000.00
CON TX	9655.80
PRFEE	0.50
WDEED	18.00
TOTAL	9674.30
CHECK	9674.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 10:33 0001 3917

06240

IDENTIFICATION REFERENCE

FEB 2 10 33 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178426