This instrument prepared by:
Harlan Dodson, III, #2368
Attorney at Law
P. O. Box 198066
Nashville, TN 37219
(615) 254-2291

BOOK 8265 PAGE 678

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Mr. Abdul Vanjaria c/o Red Carpet Inn P.O. Box D-1 St. Augustine, FL 32085	Mr. Abdul Vanjaria c/o Red Carpet Inn P.O. Box D-1 St. Augustine, FL 32085	Map - 163 Parcel-186

FOR AND IN CONSIDERATION of the sum of Two Million Four Hundred Thousand and No/100 ($2,400,000.00) Dollars, First Hotel Investment Corporation, a Delaware corporation (hereinafter sometimes referred to as "Grantor"), has this day bargained and sold and does hereby transfer and convey unto Abdul Vanjaria and Carolyn Sue Byrd Vanjaria, husband and wife, (hereinafter sometimes collectively referred to as "Grantee") their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land located in Davidson County, Tennessee, and part of the old Chaffin property as recorded in Book 3184, Page 90 of the Register's Office of Davidson County and described according to a survey by Gaffron & Jeffers in December of 1985 as follows:

Beginning at an iron pin in the southerly boundary of the Seaboard Systems Railroad, 513.82' west of Bell Road, and being the north-westerly most corner of the Bobby G. Lawson property as recorded in Book 7328, Page 291 of the Register's Office of Davidson County; thence S 32° 00' 08" W, 192.64' to an iron pin in the northerly right of way of I-24; thence along the northerly right of way of I-24, N 62° 09' 54" W, 359.99' to an iron pin; thence N 54° 28' 42" W, 310.15' to an iron pin; thence N 31° 54' 02" E, 148.30' to an iron pin; thence N 32° 02' 25" E, 50.05' to an iron pin in the southerly right of way of the Seaboard Systems Railroad; thence along the southerly right of way of Seaboard Systems Railroad S 58° 07' 04" E, 668.79' to the beginning, containing 3.17 acres.

Included in the above described property is an access and utility easement across the Bobby G. Lawson property (Book 7328, Page 291)

Beginning at a point 18.38', N 32° 00' 08"E from the southeasterly most corner of the above described property; thence N 32° 00' 08" E. 25.00'; thence S 58° 00' 00" E, 86.94'; thence S 73° 58' 00" E, 227.43'; thence N 84° 37' 00" E, 123.48'; thence S58° 00' 00" E, 107.30'; thence S 45° 39' 00"W, 24.00'; thence N 58° 00' 00" W, 83.50'; thence along

a curve of length 14.36′ and radius of 22.00′; thence S 84° 37′ 00" W, 109.43′; thence along a curve of length 11.21′ and radius of 30.00′; thence N 73° 58′ 00" W, 230.00′; thence N 58° 00′ 00" W, 90.45′ to the beginning.

Being the same property conveyed to First Hotel Investment Corporation by deed of record in Book 7764 Page 734 said Register's Office.

STATE OF ~~PENNSYLVANIA~~ Tennessee:
COUNTY OF Davidson :

The actual consideration or value whichever is greater, for this transfer is $ 2,400,000.00 .

Subscribed and sworn to before me this the 28 day of December, 1990.

Abdul Vanjaria
Affiant

Notary Public

My Commission Expires:
Feb. 27, 1994

This is improved property, known as _____, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Abdul Vanjaria and Carolyn Sue Byrd Vanjaria, their successors, heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor covenants and binds its successors and assigns to warrant and forever defend the title to said real estate to the said Abdul Vanjaria and Carolyn Sue Byrd Vanjaria, their successors, heirs and assigns against the claims of every person, claiming by, through or under Grantor.

WITNESS our hands this the 28th day of December, 1990, First Hotel Investment Corporation having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST HOTEL MANAGEMENT CORPORATION
BY: _____
Melinda E. Nicklas
TITLE: President

ATTEST:
BY: _____
Peter C. Blasier
TITLE: Secretary

STATE OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY)

Before me, Christine E. White, a Notary Public of the State and County aforesaid, personally appeared before me, Melinda E. Nicklas and Peter C. Blasier, with whom I am personally acquainted, and who, upon oath acknowledged themselves the President and Secretary, respectively, of First Hotel Investment Corporation, the within named bargainor, a Delaware corporation, and that as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation.

WITNESS my hand and seal at office in Pittsburgh, Pennsylvania, on this the 27th day of December, 1990.

_____
NOTARY PUBLIC

My Commission Expires:
January 28, 1991

NOTARIAL SEAL
CHRISTINE E. WHITE, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JAN. 28, 1991

IDENTIF. REFERENCE
82308

DEC 28 3 06 PM '90
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2688 12/28 0101 03CHECK 7930.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8265 PAGE 681

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 2400000.00
CON TX 7920.00
PRFEE 1.00
WDEED 9.00
TOTAL 7930.00
CHECK 7930.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/90 01 15:06 0001 2688

82308

IDENTIF. REFERENCE

DEC 28 3 06 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 385064