PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (dp) (Title No: 31059)
Dav. Co. File: Box 8

State of New York
County of New York
The actual consideration or value, whichever is greater, for this transfer is: Ten Million Nine Hundred Seventy Nine Thousand and 00/100 ($10,979,000.00) Dollars.

Affiant

Sworn and subscribed before me on October 15, 1991.

Notary Public

TAX BILLS TO:
ADDRESS NEW OWNER:
Embassy of Tennessee, Inc., a Tennessee Corporation
1023 Cherry Road
Memphis, TN. 38117

MORTGAGEE:

MAP-PARCEL NUMBERS
3DZ85932 107-129

SPECIAL WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Swedish Suites, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Embassy of Tennessee, Inc., a Tennessee corporation**, hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See Exhibit A attached hereto and made a part hereof.

The property herein conveyed is subject to those items listed on Exhibit B attached hereto and made a part hereof.

This is improved property, known as: 10 Century Boulevard, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever.

GRANTOR COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by reason of the acts of Grantor while in title to the described property.

The property herein conveyed has been surveyed in a survey, certified to and received by Grantee, entitled "As-Built Survey 10 Century Boulevard" prepared by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon, Inc., dated August 29, 1991, last revised on October 8, 1991 ("Survey"). Grantee, by payment of the consideration for the property herein conveyed and acceptance of delivery of this Special Warranty Deed, accepts and agrees to, for itself and its successors and assigns, the state of facts shown in the Survey.

WITNESS THE EXECUTION HEREOF on October 15th, 1991.

Swedish Suites, Inc.

By: Kai Ringenson
its President

State of New York
County of New York

Before me the undersigned Kai Ringenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Swedish Suites, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on October 15, 1991.

My Commission Expires:

SUSAN FIELDS
NOTARY PUBLIC, State of New York
Reg. No. 31-4980065
Qualified in New York County
My Commission Expires April 8, 1993

Notary Public

Exhibit A

That certain property located in the State of Tennessee, County of Davidson, and described as follows:

BEING a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Century Boulevard south of McGavock Pike, being Lot No. 0, as shown on the Plan of Century City--Lot No. 0, as of record in Book 6250, page 339, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Century Boulevard, said iron pin being southerly 1,751.93 feet from McGavock Pike; thence, with said margin with a curve to the left 244.04 feet to an iron pin, said curve having a central angle of 11° 30 minutes 27 seconds, a radius of 1,215.08 feet, a tangent of 122.43 feet and a chord of S 09° 40 minutes 35 seconds W, 243.63 feet; thence continuing with said margin S 03° 55 minutes 22 seconds W, 100.00 feet to an iron pin; thence leaving said margin N 86° 04 minutes 12 seconds W, 627.09 feet to a concrete monument, thence N 03° 00 minutes 48 seconds E, 35.87 feet to an iron pin; thence, N 04° 04 minutes 17 seconds E, 609.24 feet to an iron pin; thence, S 84° 31 minutes 48 seconds E, 153.23 feet to an iron pin; thence, S 04° 04 minutes 17 seconds W, 263.23 feet to an iron pin; thence, S 84° 33 minutes 05 seconds E, 372.98 feet to an iron pin; thence, S 74° 34 minutes 11 seconds E, 127.74 feet to the point of beginning, containing 275,734 square feet or 6.33 acres, more or less.

BEING the same property conveyed to Sara Properties, Inc. (certificate of Name Change by instrument of record in Book 7718, page 500) by deed from Nashville P.S. Hotel LTD, a Texas Limited Partnership, of record in Book 7214, page 768 and by quitcalim deed from Donald S. Leslie, Trustee of record in Book 7758, page 388, both of record in said Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing of This Document Unsatisfactory When Received.

Exhibit B

1. Restrictive covenants of record in Book 6504, page 723.

2. Plan of record in Book 6250, page 339.

3. Rights of registered hotel guests under Tennessee law, if any, and rights of tenant under unrecorded lease dated July, 1991 between Jacqueline R. Sullivan, d/b/a The Suite Shop, as tenant, and Park Suite Hotel, as landlord, which lease commenced July 1, 1991. The lease provides for an original expiration date of June 30, 1992 and an option on the part of the tenant to renew said lease for an additional year.

4. Taxes and assessments for tax years subsequent to the 1991/1992 tax year. Taxes and assessments, if any, for the 1991/1992 tax year having been prorated are to be paid by Grantee.

5. Possible adverse claims resulting from state of facts shown on survey entitled "As-Built Survey, 10 Century Boulevard" prepared by Wendell H. Talley, Sr. of Barge Waggoner, Sumner and Connor, Inc., dated August 27, 1991, last revised on October 8, 1991 as follows: curbs located on the northeasterly and southwesterly corners and along a portion of the easterly line of the property being conveyed encroach onto the right of way of Century Boulevard.

54635

FILED FOR RECORD
Oct 16 3 16 PM '91

3231 10/16 0101 03CHECK 40632-30

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

RECEIVED OF _____

FOR _____

BOOK 8464 PAGE 791

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		10,979,000.00 CAMT.		

CON TX 40622.30
PRFEE 1.00
[illegible]BANK 9.00
TOTAL 40632.30
CHECK 40632.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

10/16/91 01 15:20 0001 3231

5.4 6.3.5.

RECEIVED FOR REFERENCE

Oct 16 3 16 PM '91

No. 467993