File 75
CTFC

BOOK 9006 PAGE 750 LJL.8

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE

(DAVIDSON COUNTY, TENNESSEE)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DAVIDSON HOTEL PARTNERS, L.P. 1755 Lynnfield Road Bldg D., Suite 142 Memphis, TN 38119O	DAVIDSON HOTEL PARTNERS, L.P. 515 N. State Street Suite 2100 Chicago, Illinois 60610 Attn: Mr. Madison F. Grose	Map 093-05-2 Parcel 016.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WILTON D. HILL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DAVIDSON HOTEL PARTNERS, L.P., a Delaware limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein, together with all and singular the rights, benefits, privileges, beneficial easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto and with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, strips and gores contiguous and adjacent to such land or real property, and all remainder and reversion interests related to such land or real property.

This is improved property on Union Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the same to Grantee, its successors and assigns, forever.

This special warranty deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust of record in Book 8194, page 650, as re-recorded in Book 8197, page 99, and re-re-recorded in Book 8202, page 467, the Register's Office for Davidson County, Tennessee, as the same might be amended prior to the recording of this special warranty deed. It is the intention of Grantor

to transfer absolute title to the above described premises to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the lien created by the above described deed of trust will not merge into the fee title acquired by Grantee pursuant to this special warranty deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting such merger and duly records same.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30 day of June, 1993.

Wilton D. Hill
WILTON D. HILL

STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public, Wilton D. Hill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30TH day of June, 1993.

Judy Ann Rountree
Notary Public

My Commission Expires:

_____

JUDY ANN ROUNTREE
Notary Public, State of Texas
My Comm. Expires 1-29-94

STATE OF TEXAS)

COUNTY OF DALLAS)

The actual consideration or value (whichever is greater) for this transfer is $ 14,500,000 .

Affiant

Subscribed and sworn to before me, this 30 day of June, 1993.

Notary Public

My Commission Expires:

JUDY ANN ROUNTREE
Notary Public, State of Texas
My Comm. Expires 1-29-04

Exhibit A Nashville Hotel

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Union Street, between Capitol Boulevard and Seventh Avenue North, being part of Lot Nos. 124 and 125 on the plan of the original town of Nashville, not of record and including Lot Nos. 2 and 3 on the plan of Laura E. Fite property as of record in Book 161, Page 115, R.O.D.C. and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly margin of Union Street and the westerly margin of Capitol Boulevard;

THENCE, with said westerly margin S 27° 18' 06" E, 356.10 feet to a point;

THENCE, leaving said margin S 62° 41' 54" W, 138.82 feet to a point in the easterly margin of Seventh Avenue North;

THENCE, with said margin N 27° 18' 06" W, 355.21 feet to the point of intersection with the southerly margin of Union Street;

THENCE, with said southerly margin N 62° 20' 54" E, 138.82 feet to the point of beginning;

Containing 49,369 square feet or 1.13 acres, more or less.

Being the same property conveyed to Grantor by instrument of record in Book 8914, Page 645, as re-recorded in Book 8197, Page 94 and re-recorded in Book 8202, page 461, Register's Office for Davidson County, Tennessee.

EXHIBIT B

HOLIDAY INN CROWN PLAZA
NASHVILLE, TENNESSEE

1. Taxes for 1993: a lien, but not yet due or payable.

2. Agreement between Castner Knott and Nashville Hotel Developers, Ltd., concerning an easement and covenants, of record in Book 4825, Page 615, Register's Office for Davidson County, Tennessee.

3. Easement(s), but not restrictions, as set forth in instrument of record in Book 4678, Page 545, Register's Office for Davidson County, Tennessee.

4. Easement(s) and Declaration of Restrictions of record in Book 4690, Page 1, Register's Office for Davidson County, Tennessee.

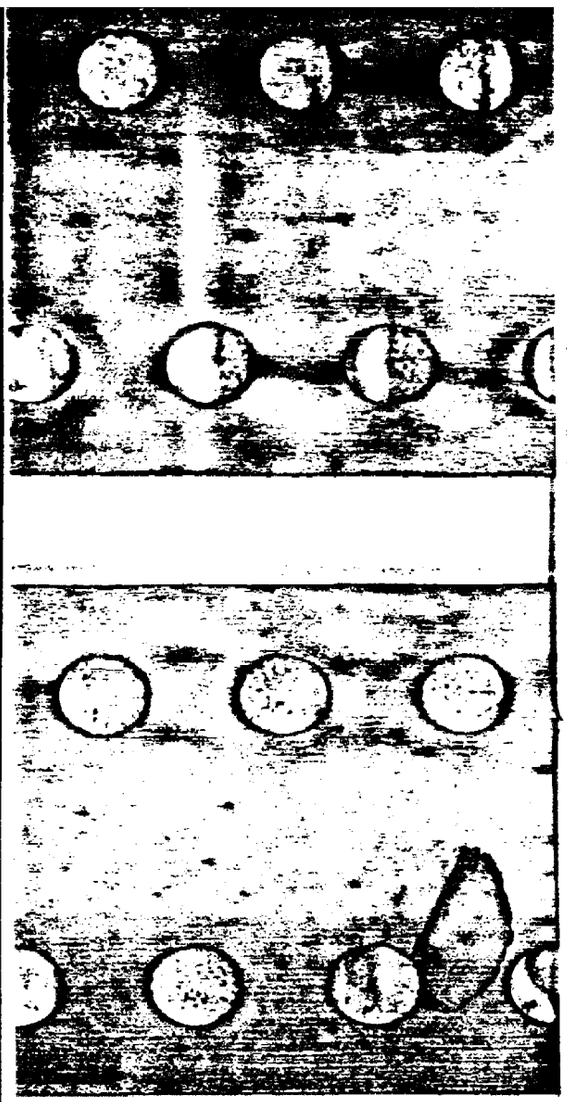
5. Matters shown on Survey of William C. Watson dated June 20, 1990, last revised March 26, 1993.

38426
IDENTIF. & REFERENCE

93 JUL -7 AM 10:57
REGISTER
DAVIDSON COUNTY, TN.

F:\NWHOLMES\BBS\NASHVILL.PEX

0996 07/07 0101 03CHECK 53671-00



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

RECEIVED OF _____

FOR _____

BOOK 9006 PAGE 755

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
				CON TX 53650.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 53671.00
				CHECK 53671.00
			07/07/93 01	10:57 0001 0996

CAMT 14,500,000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38426
IDENTIF. & REFERENCE

93 JUL -7 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671449