Prepared by: GREGORY E. LAND
Katz, Teller, Brant & Hild
2400 Chemed Center
255 East Fifth Street
Cincinnati, Ohio 45202-4724

WARRANTY DEED

Address New Owner As Follows:
Nashville Hosp. tality Concepts Inc
211 North 1st St
Nashville TN 37213

Send Tax Bills To:
Same

Mortgagees:

NATIONSBANK OF TENNESSEE, N.A.

COLUMBIA SUSSEX CORPORATION

Map & Parcel No.:
82-10
55

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, COLUMBIA SUSSEX CORPORATION has this day bargained and sold, and does hereby transfer and convey unto NASHVILLE HOSPITALITY CONCEPTS, INC., a TENNESSEE corporation, authorized to do business in the State of Tennessee, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Columbia Sussex Corporation
By: [signature]
AFFIANT Theodore R. Mitchell, Secretary

Subscribed and sworn to before me this 27th day of June, 1994.

My Commission Expires:
9.16.95

[signature]
Notary Public

This is improved property known as 211 North First Street, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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, except as noted of record.

Grantor further covenants and binds itself and its representatives to warrant and forever defend the title to said real estate to said Grantees, its successors and assigns, against the lawful claims of all persons, except for easements, restrictions, rights of way and encumbrances noted of record.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of June, 1994.

COLUMBIA SUSSEX CORPORATION

By: _____
Theodore R. Mitchel, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Phyllis J Ramsey, a Notary Public in and for said county and state, personally appeared Theodore R. Mitchel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of COLUMBIA SUSSEX CORPORATION, the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Nashville, TN, this 27th day of June, 1994.

My Commission Expires:

9.16.95

_____
Notary Public

PHYLLIS J. RAMSEY NOTARY PUBLIC DAVIDSON COUNTY

0105553.KTBH

65138
IDENTIF. & REFERENCE

94 JUN 27 PM 1:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

EXHIBIT A

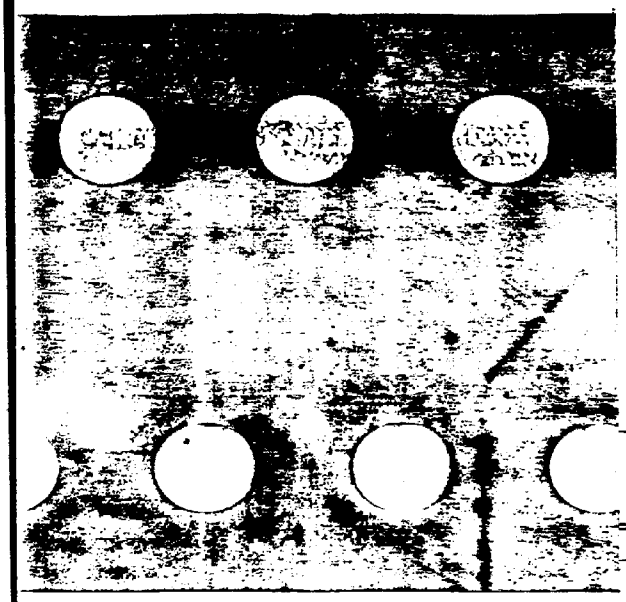
Land in Davidson County, Tennessee, being that portion of that property designated Disposition Survey Parcel 158-1A, East Nashville Urban Renewal Area Project Tennessee R-13, and being part of Lots 7 thru 11 of Putman's Addition, as of record in Plat Book 21, page 20, Register's Office for said County, and part of Lots A thru M. of C.M. & A.B. Benedict's Subdivision, as of record in Plat Book 57, page 151, said Register's Office, and also an alley closed by Ordinance No. 62-280 of the Ordinances of Metropolitan Government Nashville and Davidson County, Tennessee, lying between First Street and Putnam Street, on the Plan of C.M. & A.B. Benedict's Subdivision, of record in Book 57, page 151, said Register's Office, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers (File No. 3435-02) dated July 16, 1971, as follows:

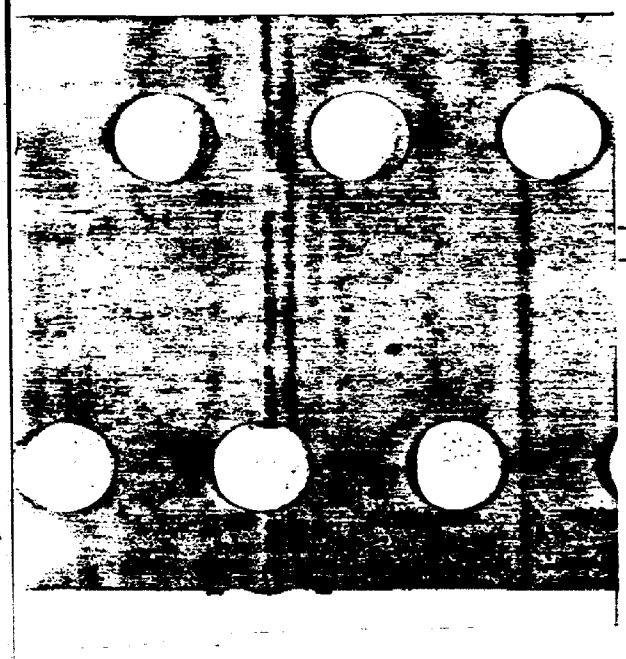
Beginning at an iron pin in the easterly margin of North First Street bearing North 9° 33' west 29.83 feet from the original southwest corner of Lot No. A, of the Benedict Subdivision, as of record in Book 57, page 151, Register's Office for said County; thence with said margin of North First Street, North 9° 33' west 606.52 feet to an iron pin at the southwest corner of Disposition Survey Parcel 158A-1A; thence north 80° 27' east 170.0 feet to an iron pin; thence south 13° 54' 30" east 154.80 feet to a concrete monument; thence south 44° 24' 30" east 152.35 feet to a concrete monument; thence south 72° 6' 30" east 0.94 feet to an iron pin; thence south 9° 17' east 413.78 feet to an iron pin in the northerly margin of Oldham Street; thence with the north margin of Oldham Street, north 83° 18' west 269.89 feet to an iron pin at the beginning of a curve to the right having a radius of 12.00 feet; thence around said curve, northwestwardly 15.45 feet to the point of beginning.

Being the same property conveyed to Columbia Sussex Corp. by Trustee's Deed from William N. Dearborn, Trustee, of record in Book 5847, Page 399 Register's Office for Davidson County TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0569 06/27 0101 03CHECK 8338.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9389 PAGE 346

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	
				2250000.00
			CON TX	8325.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	8338.00
			CHECK	8338.00
06/27/94	01	13:52	0001	0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65138
IDENTIF. & REFERENCE

94 JUN 27 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 807257