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Address New Owner:	Map-Parcel Numbers	Send Tax Bill To:
Hotel South, LLC c/o S & W Management Co. Suite 26 250 North Parkway Jackson, Tennessee 38305	Map 108-1, Parcel 62; Map 108-5, Parcel 1	Hotel South, LLC c/o S & W Management Co. Suite 26 250 North Parkway Jackson, Tennessee 38305
This instrument prepared by R. Claybourne Petrey, Jr., Attorney, P.O. Box 217, Parsons, Tennessee 38363		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, HOTEL SOUTH, a Tennessee general partnership comprised of James W. Ayers, James G. Simmons, Charles E. Woodside, and Lynn S. Woodside ("Grantor"), hereby transfers, assigns and quitclaims unto HOTEL SOUTH, LLC, a limited liability company organized under the laws of the State of Tennessee ("Grantee"), all of Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein. This conveyance is made expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

This is unimproved property known, in part, as 583 Donelson Pike, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the 26th day of September, 1994.

HOTEL SOUTH,
a Tennessee general partnership

By: _____
James W. Ayers, Partner

By: _____
Charles E. Woodside, Partner

By: _____
James G. Simmons, Partner

By: _____
Lynn S. Woodside, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Sworn to and subscribed before me this 26th day of September, 1994.

Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE)
COUNTY OF DECATUR)

Before me, R. CLAYBOURNE PETREY, JR., a Notary Public of said County and State, personally appeared JAMES W. AYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of HOTEL SOUTH, a Tennessee general partnership, the within named bargainor, and that he as such genera partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and seal at office in Parsons, Tennessee, this 24th day of September, 1994.

Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE)
COUNTY OF DECATUR)

Before me, R. CLAYBOURNE PETREY, JR., a Notary Public of said County and State, personally appeared JAMES G. SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of HOTEL SOUTH, a Tennessee general partnership, the within named bargainor, and that he as such genera partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and seal at office in Parsons, Tennessee, this 24th day of September, 1994.

R. Clayborne Petrey
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, R. CLAYBOURNE PETREY, JR., a Notary Public of said County and State, personally appeared CHARLES E. WOODSIDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of HOTEL SOUTH, a Tennessee general partnership, the within named bargainor, and that he as such genera partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and seal at office in Franklin, Tennessee, this 25th day of September, 1994.

R. Clayborne Petrey
Notary Public

My Commission Expires: September 16, 1995

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, R. CLAYBOURNE PETREY, JR., a Notary Public of said County and State, personally appeared LYNN S. WOODSIDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of HOTEL SOUTH, a Tennessee general partnership, the within named bargainor, and that he as such genera partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and seal at office in Franklin, Tennessee, this 25th day of September, 1994.

R. Clayborne Petrey

Notary Public

R. CLAYBOURNE PETREY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: September 16, 1995

2725 09/28 0101 03CHECK 24.00

94861

IDENTIF. # REFERENCE

94 SEP 28 PM 4:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

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Property Description

Tract 1

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County - Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (set) at the northeast property corner of Lot No. 1 as shown on the Final Plat of Section 1 - Donelson Pike Commercial Subdivision as of record in Plat Book 4350, Page 89, R.O.D.C., Tennessee; said iron pin also being located on the southerly right of way line of an unnamed 60-foot road (as shown on the aforementioned plat); thence

1. Southeastwardly with the southerly right of way line of said 60-foot unnamed road, having a 924.93-foot radius curve to the right, a distance of 262.46 feet to an iron pin (set) in the westerly property line of a tract shown as "Permanent Open Space" on the Final Plat of Metro Airport Center as of record in Plat Book 6250, Page 778, R.O.D.C., Tennessee; said curve has a chord bearing and distance of S 68 deg. 31' 16" E 261.580 feet; thence

2. With the westerly property line of the "Permanent Open Space" tract, in part, S 02 deg. 41' 44" W a distance of 104.92 feet to an iron pin (set) at the northeasterly property corner of a tract of land deeded to the State of Tennessee as of record in Deed Book 8126, Page 899, R.O.D.C., Tennessee; thence

3. With the northerly property of the State of Tennessee tract, N 87 deg. 52' 03" W a distance of 47.09 feet to an iron pin (set); thence

4. N 65 deg. 30' 53" W a distance of 130.26 feet to an iron pin (set); thence

5. N 55 deg. 09' 27" W a distance of 112.16 feet to an iron pin (set) in the easterly property line of Lot No. 1; thence

6. Leaving the northerly property line of the State of Tennessee tract, with the easterly property line of Lot No. 1, in part, N 13 deg. 21' 00" E a distance of 83.01 feet to the point of beginning and containing 30,074 square feet or 0.690 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

BEING the same property conveyed to HOTEL SOUTH, a Tennessee General Partnership, by deed dated June 17, 1994, and filed for record in Book 9382, Page 25, in the Register's Office for Davidson County, Tennessee.

Tract 2

A tract of land in the First Civil District of Metropolitan Nashville -- Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Section I -- Donelson Pike Commercial Subdivision as of record in Plat Book 4350, Page 89, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (set) at the southerly end of the southeast return curve at the intersection of an unnamed road (60-foot R.O.W., as shown on the aforesaid plat) and Donelson Pike (160-foot R.O.W.); thence

1. Northeastwardly, with said return curve have a 12.5-foot radius to the right, a distance of 19.64 feet to an iron pin (set); said curve has a chord bearing and distance of N 41 deg. 06' 00" E 17.678 feet; thence

2. With the southerly right of way line of said 60-foot road, N 86 deg. 06' 00" E a distance of 11.70 feet to an iron pin (set); thence

3. With a 924.93-foot radius curve to the right, a distance of 278.47 feet to an iron pin (set); said curve has a chord bearing and distance of S 85 deg. 16' 30" E 277.418 feet; thence

4. Leaving said right of way line S 13 deg. 21' 00" W a distance of 128.85 feet to an existing iron pin in the northerly property line of a tract of land deeded to the State of Tennessee, as of record in Deed Book 8126, Page 899, R.O.D.C., Tennessee; thence

5. With the northerly property line of the State of Tennessee tract, N 85 deg. 39' 00" E a distance of 209.53 feet to an existing iron pin in the easterly right of way line of Donelson Pike; thence

6. With the easterly right of way line of Donelson Pike, N 04 deg. 21' 00" W a distance of 61.50 feet to a P.K. nail (set in asphalt) at an off-set in said right of way line; thence

7. With the off-set in said right of way line, S 85 deg. 39' 00" W a distance of 44.00 feet to an existing iron pin; thence

8. N 14 deg. 21' 00" W a distance of 34.55 feet to an iron pin (set); thence

9. N 03 deg. 54' 00" W a distance of 58.67 feet to the point of beginning. This tract contains 40,046 square feet or 0.919 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey or 1992.

BEING the same property conveyed to HOTEL SOUTH, a Tennessee General Partnership, by deed dated June 17, 1994, and filed for record in Book 9382, Page 21, in the Register's Office for Davidson County, Tennessee.