BOOK 9533 PG 221

This Instrument Prepared By:

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, Tennessee 37208

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Surpat Hotels, a Tennessee general partnership c/o Comfort Suites 2615 Elm Hill Pike Nashville, TN 37214	Same	108-1-68

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $545,000.00

Affiant
Settlement Agent

Subscribed and sworn to before me, this 30th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 1-22-95

PICK-UP

94 NOV 30 PM 3:56

13036

IDENTIFICATION REFERENCE

LIMITED WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 28th day of November, 1994 by RESOLUTION TRUST CORPORATION, as Receiver for Independence Federal Bank, F.S.B., whose address is 100 Colony Square, Box 68 Suite 2300, Atlanta, GA 30361, as GRANTOR, to Surpat Hotels, a Tennessee General Partnership as GRANTEE.

Witness that Grantor, for good and valuable consideration, paid in hand at and before the sealing and delivery of this instrument, the receipt of which is acknowledged, grants to Grantee all the real property located in Davidson County, Tennessee, more particularly described in **Exhibit A** to this instrument. Together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD said real property, together with all improvements thereon and all appurtenances thereunto belonging unto Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance except as noted herein.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Limited Warranty Deed.

THIS PROPERTY IS BEING CONVEYED IN ITS PRESENT CONDITION "AS IS", "WHERE IS" AND "WITH ALL FAULTS." GRANTOR MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND OR NATURE WHATSOEVER, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY OR ANY COMPONENT THEREOF INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OR CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT TO THE

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION
as Receiver for Independence Federal Bank, F.S.B.

By: _____
Authorized Agent and
Attorney-In-Fact Pursuant
to Power of Attorney
Dated 2/23/94 and of record in Book 9455, Page 212, Register's Office for Davidson County, Tennessee.

STATE OF Georgia)
)
COUNTY OF Fulton)

On this 22nd day of November, 1994, personally appeared before me, a Notary Public for the State and County aforesaid, Ronald L. Ogden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Authorized Agent and Attorney-In-Fact of the Resolution Trust Corporation as Receiver for Independence Federal Bank, F.S.B, the within named bargainor, and that he as such Authorized Agent and Attorney-In-Fact, executed the foregoing instrument for the purpose therein contained by signing the name of the Receiver by the said Ronald _____ as such _____ Authorized Agent and Attorney-In-Fact.

WITNESS my hand and official seal at 225 Peachtree Street Suite 1900 on this 22nd day of November, 1994.

Notary Public

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires July 26, 1998

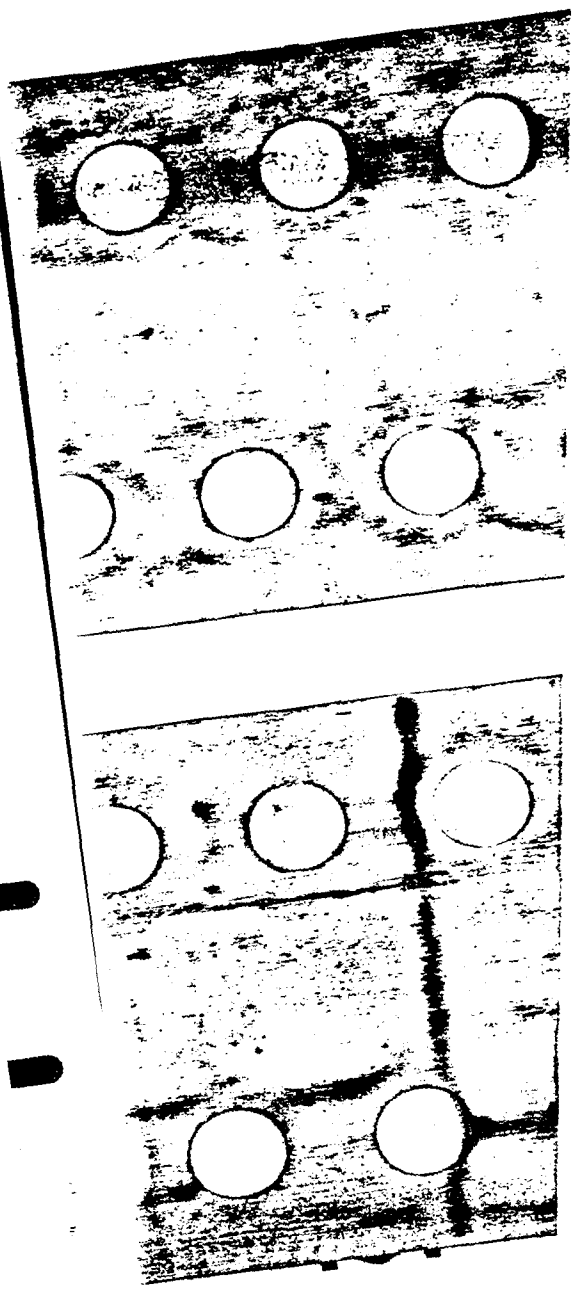
EXHIBIT A

Land in the First Civil District of Davidson County, Tennessee and being Lot No. 11 on the Plan of Metro Airport Center, Section 4, Phase 6 of record in Book 6900, Page 241, said register's Office, the recording of plat in Book 6000, Page 682, said Register's Office having voided, vacated and superseded the recording of Lot 11, Metro Airport Center Section 4, Phase 6, as of record in Book 6900, Page 241, said Register's Office, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 6, 1986 and known as Job No. 84-200-6 as follows:

Beginning at an iron pin set in the southerly margin of Royal Parkway; said point of beginning being the Northernmost common corner of Lots 11 & 12 of said Metro Airport Center, Section 4, Phase 6; thence with the southerly margin of said Royal Parkway S79 deg. 13' 48" E 345.00' to a concrete monument; thence with a turnout curve to the right having a radius of 25.00' and a long chord of 35.36'; said chord having a bearing of S 34 deg. 13' 48" E a distance along the curve of 39.27' to a concrete monument; thence with the westerly margin of Airport Center Drive S 10 deg. 46' 12" W 229.78' to a concrete monument; thence with a curve to the right having a radius of 470.00' and a long chord of 292.62'; said chord having a bearing of S 28 deg. 54' 26" W a distance along the curve of 297.57' to a concrete monument; thence continuing with the westerly margin of said Airport Center drive S 47 deg. 02' 42" W 26.67' to an iron pin; thence leaving the margin of said Airport Center Drive and with the line of Lot No. 10 of the Metro Airport Center, Section 4, Phase 5, of record in Book 6900, Page 86, said Register's Office, N 56 deg. 22' 05" W 285.56' to an iron pin; thence with the line of Lot No. 12 of said Airport Center, Section 4, Phase 6, N 10 deg. 46' 12" E 443.42' to the point of beginning containing 4.14 acres more or less. (180, 168 square feet more or less.)

Being the same property conveyed to Resolution Trust Corporation receiver of Independence Federal Bank, FSB by deed from John Seabold, Trustee of record in Book 9102, page 996, Register's Office for Davidson County, Tennessee.

3480 11/30 0101 03CHECK 2029.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9533 PG 224

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
545000.00
CON TX 2016.50
PRFEE 1.00
WDEED 12.00
TOTAL 2029.50
CHECK 2029.50

11/30/94 01 15:56 9901 3480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13036
IDENTIF. & REFERENCE

94 NOV 30 PM 3:56

REGISTER
DAVIDSON COUNTY, TN.

No. 858508