Box 35
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BOOK 9705 PG 921

STATE OF Georgia
COUNTY OF DeKalb

This Document was prepared by:
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Atlanta, Georgia 30309

QUITCLAIM DEED

THIS INDENTURE, made this 15th day of June, 1995, between **BASS NASHVILLE AIRPORT, INC., a Delaware corporation** (hereinafter referred to as "Grantor") and **B.N.S. LODGING ASSOCIATES I, LIMITED PARTNERSHIP, a Kentucky limited partnership** (hereinafter referred to as "Grantee"):

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby bargain, sell, remise, release, and forever QUITCLAIM to Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property").

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to Grantee, forever, in fee simple.

The address of the new owner is and all tax bills should be sent to:

B.N.S. Lodging Associates I, Limited Partnership
c/o Impac Hotel Group, Inc.
3399 Peachtree Road, N.E.
12th Floor
Atlanta, Georgia 30326

Map & Parcel No.

Map 106
Parcel 30

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IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed the day and year first above written.

BASS NASHVILLE AIRPORT, INC., a Delaware corporation

By: _____
Thomas H. Brettschneider
Vice President

Attest: _____
James L. Kacena
Secretary

[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF DeKalb

Before me, the undersigned notary public of the State and County aforesaid, personally appeared Thomas H. Brettschneider and James L. Kacena, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they are the Vice President and Secretary, respectively of **Bass Nashville Airport, Inc.**, a Delaware corporation, the within named Grantor, that they, as said officers, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 1995.

LIZBETH F. HENDERSON NOTARY SEAL EXPIRES GEORGIA JUNE 26, 1998 PUBLIC FULTON COUNTY

_____
Notary Public

My Commission Expires:

6-26-98

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STATE OF GEORGIA

COUNTY OF Dekalb

The undersigned Grantee hereby swears or affirms that the actual consideration or value, whichever is greater, for this transfer is $10.00.

BASS NASHVILLE AIRPORT, INC., a Delaware corporation

By: Thomas H. Brettschneider

Thomas H. Brettschneider
Vice President

Signed and sworn to or affirmed before me in this the 15th day of June, 1995.

Lizbeth F. Henderson
Notary Public

My Commission Expires:

6-26-98

[NOTARY SEAL]

LIZBETH F. HENDERSON NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JUNE 26, 1998

BOOK 9705PG924

EXHIBIT A

Nashville, Tennessee

All that tract or parcel of land lying and being in the First (formerly the Sixth) Civil District, Davidson County, Tennessee and being more particularly described as follows:

Begin at an old iron pin on the southern right of way line of Murfreesboro Road (a 112 foot right of way), being South 50° 37' East a distance of 540 feet more or less to the centerline of Foothills Drive; running thence along said southern right of way line of Murfreesboro Road South 50° 37' East a distance of 350.0 feet to an old iron pin located at the northwest corner of property now or formerly owned by Bishop James D. Niedergeses; thence leaving said southern right of way line of Murfreesboro Road and running South 39° 23' West a distance of 125.0 feet to an old iron pin located at the southwest corner of said Niedergeses property; thence South 50° 37' East a distance of 125.0 feet to an old iron pin located at the southeast corner of said Niedergeses property; thence South 39° 23' West along property now or formerly owned by the Tennessee Conservation League a distance of 440.38 feet to a point located in the centerline of Mill Creek; thence up the centerline of Mill Creek (as surveyed by Turner Engineering Company on February 19, 1987) North 88° 54' 20" West a distance of 50.87 feet to a point; thence leaving the centerline of Mill Creek and running North 50° 48' 48" West along property now or formerly owned by Jimmy Strickland a distance of 383.90 feet to an old iron pin; thence North 39° 17' 10" East along property now or formerly owned by J.P.S. Properties a distance of 259.74 feet to an old iron pin; thence North 50° 30' 30" West a distance of 50.0 feet to an old iron pin; thence North 39° 15' 26" East along property now or formerly owned by Wilson-Borod a distance of 338.38 feet to an old iron pin located on the aforementioned southern right of way line of Murfreesboro Road and THE POINT OF BEGINNING.

Said tract of land contains 5.836 acres and is shown on and described according to that certain Boundary and Updated "As-Built" Survey of Holiday Inn Express, prepared by Turner Engineering Company, Inc., John W. Burke, Jr., Tennessee Registered Land Surveyor No. 87, dated April 24,1995, which survey is hereby made a part of this description by this reference.

Being the same property conveyed to Bass Nashville Airport, Inc., by deed of record in Book 7542, page 128, Register's Office of Davidson County, Tennessee.

27[illegible] 06/19 0101 03CHECK 16.00

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 JUN 19 PM 2:10

IDENTIF. & REFERENCE

00071397