BOOK 9808 PG 122

18

0355038.02

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Crossings Hospitality, LLC c/o C.B. Harbour 125 Lee Highway Chattanooga, TN 37421	Same	Part of 163-362

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, HICKORY HOLLOW ASSOCIATES, a Tennessee general partnership composed of Cousins Real Estate Corporation and American General Realty Investment Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CROSSINGS HOSPITALITY, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property known as Lot 3B of the Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate 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.

95 SEP 27 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0105729

IN WITNESS WHEREOF, Grantor executed this instrument as of the 26th day of September, 1995.

HICKORY HOLLOW ASSOCIATES

BY: Cousins Real Estate Corporation
Partner

By: _____
Title: Vice Pres.

BY: American General Realty Investment Corporation, Partner

By: _____
Title: Vice President

APPROVED
AS TO CONTRACT COMPLIANCE
PER SPM NO. 132
LAW DEPARTMENT
AGC
CONTROL NO. 195-440
DATE 10-19-95
SIGNED: _____

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public, Mark B. Riley, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Cousins Real Estate Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 14th day of Sept., 1995.

_____
Notary Public

My Commission Expires:
Notary Public, Cobb County, Georgia.
My Commission Expires December 11, 1995.

NOTARY PUBLIC COBB COUNTY, GA.

BOOK 9808 PG 124

STATE OF Texas)

COUNTY OF Harris)

9890 09/27 0101 03CHECK 1307.12

Personally appeared before me, the undersigned, a Notary Public, Lawrence [illegible], with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of American General Realty Investment Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 11 day of Sept., 1995.

Notary Public

My Commission Expires:

5-31-96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $347,600.00

Affiant Chief M.G.

Subscribed and sworn to before me, this 26th day of September, 1995.

Notary Public

My Commission Expires:

July 25, 1998

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Lot 3B on the Plat of the Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow, of record in Plat Book 9700, page 34, Register's Office for Davidson County, Tennessee.

The source of this description is the above referenced plat.

Being part of the same real property conveyed by deed of record in Book 7088, page 411, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1995 and thereafter, a lien, but not yet due and payable.

2. All matters shown on the plat of record in Book 9700, page 34, Register's Office for Davidson County, Tennessee.

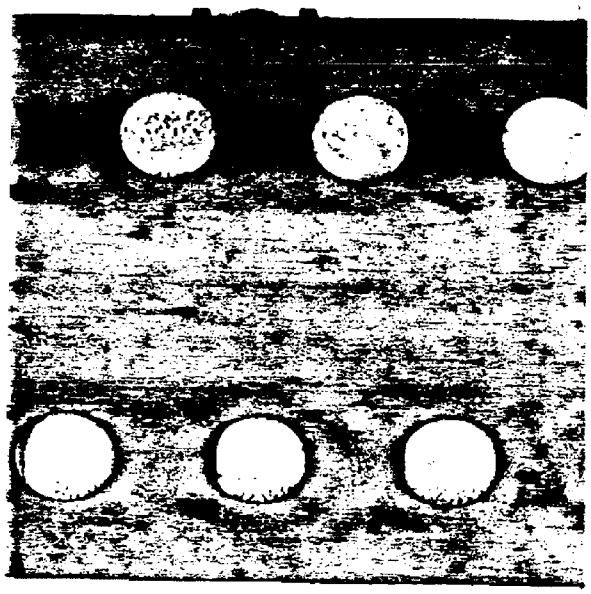
3. Restrictions as contained in Book 5125, page 769, as amended in Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, and Book 6095, page 948, as amended by Agreement concerning said restrictions in Book 6321, page 311, said Register's Office.

4. Easements given to Metropolitan Government of Nashville and Davidson County through the Electric Power Board recorded in Book 6025, page 813, said Register's Office, for overhead power line with right to enter and right to clear, etc., as more particularly described in said instrument, as to the south 25 feet.

5. Declaration of Easements and Restrictive Covenants of record in Book 9296, page 761, as amended by instrument of record in Book 9808, page 104, said Register's Office.

6. Sign Easement Agreement of record in Book 9808, page 111, said Register's Office.

7. Declaration of Restriction Covenants (Re: Hotels) of record in Book 9808, page 117, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

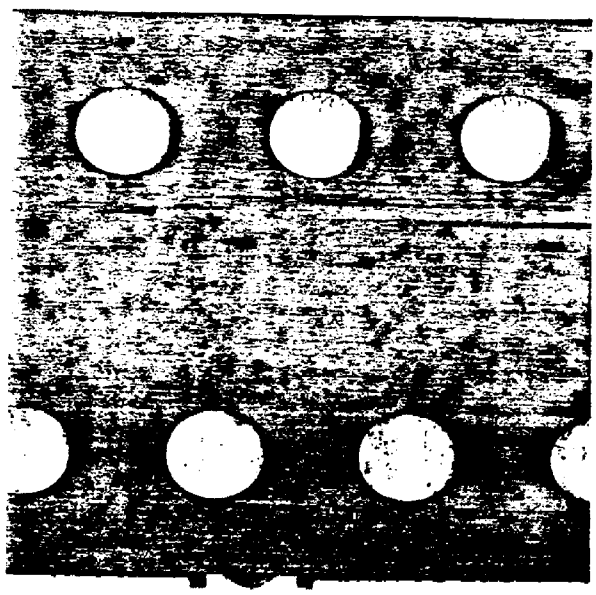
RECEIVED OF _____

FOR _____

BOOK 9808 PG 127

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



0105729
IDENTIF. ← REFERENCE

95 SEP 27 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 347600.00
CON TX 1286.12
PRFEE 1.00
MISC 20.00
TOTAL 1307.12
CHECK 1307.12

09/27/95 01 13:12 0001 9890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 958697