Box 35
278236 KBH

[Tennessee]

SPECIAL WARRANTY DEED

RBK 10043 PG 307

This Instrument Prepared by:

Nancy L. Sholes
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

Responsible Taxpayer:

HPTWN Corporation
c/o Hospitality Properties Trust
400 Centre Street
Newton, MA 02158
ATTN: John G. Murray

Name and Address of Property Owner:

HPTWN Corporation
c/o Hospitality Properties Trust
400 Centre Street
Newton, MA 02158

Parcel Identification Number Assigned by County Tax Assessor: MAP 108-1 PARCEL 20

Reference to Prior Source of Grantor's Interest: Special Warranty Deeds, Book 8115, Page 956 Davidson County, Tennessee

GARDEN HOTEL ASSOCIATES LP, a Texas limited partnership having a place of business c/o Wyndham Hotel Company, 2001 Bryan Street, Suite 2300, Dallas, Texas 75201, as Grantor

IN CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, hereby grants, bargains, sells and conveys to HPTWN CORPORATION, a Delaware corporation, having a place of business c/o Hospitality Properties Trust, 400 Centre Street, Newton, Massachusetts as Grantee

all that certain land and improvements thereon, as more particularly described on Exhibit A attached hereto, subject to all matters of record and any other matters of which Grantee has actual knowledge.

Subject to all matters of record and any other matters of which Grantee has actual knowledge, Grantor warrants the title against all persons whomsoever lawfully claiming by, through or under it, but not further or otherwise.

0179624
IDENTIF. ↑ REFERENCE

96 MAY -7 PM 2:02

[illegible] REGISTER
DAVIDSON COUNTY, TN.

REC 05/07 0101 03CHECK 43997.90

WITNESS the execution hereof, under seal, as of the 31 day of May, 1996.

GRANTOR:

BOOK 10043 PG 308

GARDEN HOTEL ASSOCIATES LP

By: Garden Hotel Partners LP, general partner

By: Garden Hotel Corporation No. 2, general partner

By: _____
Its: Authorized Agent

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Personally appeared before me, Franz T. Litz, a Notary Public in and for said State and County duly commissioned and qualified, Diane Parmerlee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the authorized agent of **GARDEN HOTEL CORPORATION NO. 2**, a Texas corporation (the "Constituent of the General Partner"), the sole general partner of **GARDEN HOTEL PARTNERS LP**, a Texas limited partnership (the "Constituent"), the sole general partner of **GARDEN HOTEL ASSOCIATES LP**, a Texas limited partnership (the "Maker") and is authorized by the Maker, the Constituent of the General Partner or by its Constituent, the Constituent of the General Partner and the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 3d day of May, 1996.

_____
Notary Public
My commission expires: My Commission Expires Nov 9, 2001

FRANZ T. LITZ NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

BOOK 10043 PG 309

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration or value, whichever is greater, for this transfer is $ 13,236,997 .

Subscribed and sworn to before me this the 31 day of May, 1996.

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

My Commission Expires Nov 9, 2001

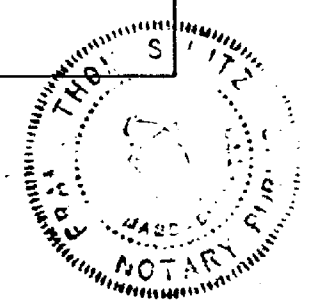


Exhibit A

BOOK 10043 PG 310

The Premises

[See attached copy.]

F:\NLS\HPIP4\DEEDTN.DOC:4/30/96

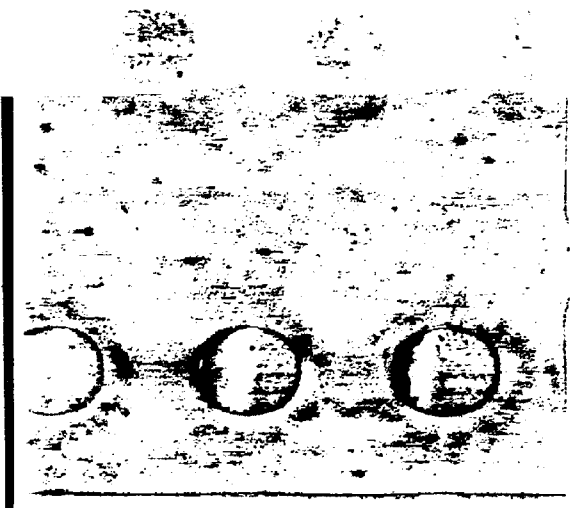
EXHIBIT "A"

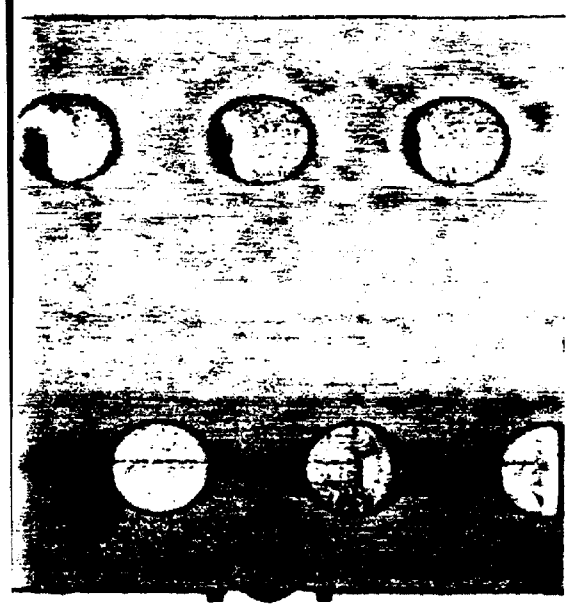
Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated May 5, 1986 and known as Job No: 84-200-5 and being Lot No. 10 on the plan of Metro Airport Center Section 4, Phase 5 of record in Book 6900 Page 86, R.O.D.C., Tn. described as follows:

Beginning at an iron pin set on the easterly margin of Donelson Pike; said point of beginning being the Westernmost corner of this tract and also being the Southwest corner of the Resubdivision of Revised Lot 2 of Donelson Village of record in Book 6200, Page 8, R.O.D.C., Tn.; thence with the line of said Lot 2 Donelson Village N84°51'56"E 92.94' to an iron pin; thence N79°26'14"E 290.96' to an iron pin; thence N22°03'09"E 59.00' to an iron pin; thence leaving said Donelson Village S56°22'05"E 501.01' to a concrete monument set on the westerly margin of Airport Center Drive; thence with the margin of said Airport Center Drive S47°02'42"W 228.01' to a concrete monument; thence leaving the margin of said Airport Center Drive and with a curve to the left having a radius of 405.36' and a long chord of 155.95'; said chord having a bearing of S35°57'15"W a distance along the curve of 156.93' to a concrete monument; thence with a 50' dedicated Right-Of-Way and a curve to the left having a radius of 984.93' and a long chord of 383.68'; said chord having a bearing of N71°11'16"W a distance along the curve of 386.15' to a concrete monument; thence leaving said dedicated Right-Of-Way N01°09'30"E 168.67' to an iron pin; thence N89°35'44"W 200.00' to an iron pin set on the easterly margin of the said Donelson Pike; thence with the easterly margin of Donelson Pike the following two calls: N00°56'34"W 48.27' to an iron pin; thence with a curve to the right having a radius of 1830.07' and a long chord of 100.74'; said chord having a bearing of N00°38'04"E a distance along the curve of 100.75' to the point of beginning.

Being the same property conveyed to Garden Hotel Associates LP, a Texas limited partnership, by Special Warranty Deed from Ramada Hotel Operating Company, a Delaware corporation, of record in Book 8115, page 956, Register's Office of Davidson County, Tennessee.

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10043 PG 312

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

Conv. amt 13,236,997.00

CON TX	48976.90
PRFEE	1.00
WDEED	20.00
TOTAL	48997.90
CHECK	48997.90

05/07/96 01 14:05 0001 9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -7 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0179624
IDENTIF. # REFERENCE

No. 1037241